



Central Pine Barrens Commission Meeting Agenda
Wednesday, May 17, 2023 at 2:00 pm
Wertheim National Wildlife Refuge
340 Smith Road, Shirley, NY 11967

Revised Agenda

IN PERSON ONLY, NO REMOTE OPTION

1. **Administrative and Public Comment**
 - a. Public Comment
 - b. Minutes for 4/19/23 review (*approval*)
2. **Education and Science and Stewardship**
 - a. Education and Outreach Division: update (*Ms. Parrott*)
 - b. Science and Stewardship Division: update (*Ms. Weigand*)
 - c. USGS Annual presentation of the five-year water resources study (*Amy Simonson, USGS*)

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

3. **Planning, Land Use and the Pine Barrens Credit Program**
 - a. Compliance and Enforcement Division: update (*Mr. Carbone*)
 - b. Land Use Division: update (*Ms. Hargrave*)
 - c. Credit Program: update (*Mr. Tverdy*)

Core Preservation Area

- d. NYSDEC SEQRA Lead Agency Coordination: 4 Old Country Road, LLC (formerly Westhampton Mining Aggregates) / 76 North Summit Boulevard, Westhampton / 900-331-4-5; 900-332-3-26, 28.1 & 28.2 / construction of a solid waste management facility and future redevelopment on 44 acres in the CR 200 zoning district / *draft response (Ms. Hargrave)*
- e. NY Cancer & Blood Specialists Core Preservation Area Hardship Waiver Application (Ascend Realty Partners, LLC) / One Research Road, Ridge, w/s William Floyd Parkway / 200-459-1-1.4 / parking lot expansion for a medical facility on 5 acres in the L Industrial 1 zoning district, former site of American Physical Society / decision deadline 7/19/23 / applicant's request to adjourn hearing and extend decision deadline (*Ms. Hargrave*)

Compatible Growth Area

- f. Southampton Town SEQRA Lead Agency Coordination: Riverside Community Sewage Treatment Plant / development of 800,000 gpd sewage treatment plant in the Light Industrial 40 zoning district and infrastructure including leaching area, pump stations, force main and related facilities / *draft response (Ms. Hargrave)*
- g. Request for Determination of Jurisdiction 7 Eleven Shirley Change of Zone and Site Plan / 1481 William Floyd Parkway, Shirley / 200-642-3-41.3, 41.4, 41.5 / change of zone to develop a gas station and expansion and redevelopment of a convenience store on 1.3 acres / *determination (Ms. Hargrave)*
- h. Brookhaven Town Board referral Vineyards at Selden Change of Zone / Middle Country Road, east of New Lane, Selden / 200-449-3-50.1, 200-475-1-12.4 & 200-475-2-1.2 / change of zone to develop a 90 unit Planned Retirement Community on 16.3 acres including the transfer of density from a parcel not in the Central Pine Barrens / *draft response (Ms. Hargrave)*

4. **Public Hearing at 3:00 pm – Adjournment requested to June 21, 2023**
 - a. NY Cancer & Blood Specialists Core Preservation Area Hardship Waiver Application (Ascend Realty Partners, LLC) / One Research Road, Ridge, w/s William Floyd Parkway / 200-459-1-1.4 / parking lot expansion for a medical facility on 5 acres in the L Industrial 1 zoning district, former site of American Physical Society / decision deadline 7/19/23 (*Ms. Hargrave*)

5. **Public Comment**

6. **Closed Advisory Session** (if necessary)

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367
www.pb.state.ny.us

Next Commission Meeting, Wednesday, June 21, 2023 at 2:00 pm
For meeting information visit <https://pb.state.ny.us>



Central Pine Barrens Commission Meeting Agenda
Wednesday, April 19, 2023 (Draft)
Southampton Town Hall
116 Hampton Road
Southampton, NY 11968

2:00 pm

Commission members present: Mr. Robert Calarco (New York State Governor's Representative), Mr. Romaine and Ms. Pines (for Brookhaven), Mr. Stafford (for Riverhead), Mr. Dale (for Suffolk County), Mr. Schneiderman, Ms. Scherer and Mr. Shea (for Southampton).

Others present: Commission and other agency staff members included Ms. Jakobsen, Mr. Milazzo, Ms. Hargrave, Mr. Tverdyy, Ms. Weigand and Ms. Brown-Walton.

Mr. Schneiderman led the pledge to the flag and Mr. Calarco noted that all five Commission members present there is a quorum.

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

1. **Administrative and Public Comment**

a. *Public Comment*

Summary: No public comments were received.

b. *Minutes for 3/15/23 review*

Summary: The motion was made by Mr. Romaine and seconded by Mr. Stafford to approve the March 15, 2023 meeting minutes. The motion was approved by 4:0:1 vote with Mr. Schneiderman abstaining.

2. **Education and Science and Stewardship**

a. *Draft resolution to receive assistance from FOREST for seasonal staff housing.*

Summary: Ms. Jakobsen discussed a need to have assistance from the FOREST group to pay for housing for our out-of-town seasonal Prescribed Fire crew members for the month of May in the amount of \$3,300. The payment would be paid directly to Brookhaven National Laboratory. We are grateful to Suffolk County for providing housing from March until the end of April. There is a draft resolution to accept FOREST financial assistance.

The motion was made by Mr. Romaine and seconded by Mr. Stafford to approve the draft resolution to accept financial assistance from the FOREST group to house the out-of-town seasonal Prescribed Fire crew members. The motion was approved by 5:0 vote.

3. **Planning, Land Use and the Pine Barrens Credit Program**

a. *Findings Statement for the Supplemental Final Generic Environmental Impact Statement for the Plan Amendments and vote to adopt amendments*

i. *Accept Findings Statement*

Summary: The motion was made by Mr. Romaine and seconded by Mr. Dale to accept the Findings Statement. The motion was approved by 5:0 vote.

ii. *Vote to Adopt Plan Amendments*

Summary: The motion was made by Mr. Romaine and seconded by Mr. Dale to vote to adopt the Plan Amendments. The motion was approved by 5:0 vote.

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Core Preservation Area

- b. *NY Cancer & Blood Specialists Core Preservation Area Hardship Waiver Application / w/s William Floyd Parkway, 1 Research Road, Ridge / 200-459-1-1.4 / parking lot expansion for medical facility on 5 acres L Industrial 1 zoning district, former site of American Physical Society / decision deadline 4/19/23*
Summary: The motion was made by Mr. Romaine and seconded by Mr. Stafford to reopen the public hearing to May 17, 2023 and extend the decision deadline to July 19, 2023. The motion was approved by 5:0 vote.

- c. *Nassau County Boy Scouts Camp/Camp Wauwepex / Wading River / 600-75-3-10.3 / request to cut dead trees infested by Southern Pine Beetle and review consistency with the Pine Barrens Credit Program conservation easement / permission*
Summary: Mr. Tverdyy discussed this is the largest credit program property with over 400 acres. The staff visited the location on February 22, 2023 and April 5, 2023 during both visits over 700 trees were identified and tagged with Southern Pine Beetle infested trees. As per the Conservation Easement the Grantor has the right to remove vegetation that pose a risk to the health, safety or welfare of grantor or its invitees or guests.

The motion was made by Mr. Romaine and seconded by Mr. Schneiderman to send the letter to approve the removal of the infested trees. The motion also include delegating authority to the Executive Director to determine the removal number of infested trees if necessary to control the infestation moving quickly throughout the Pine Barrens. The motion was approved by 5:0 vote.

- d. *Request for determination: Hampton Hills Golf Course / Westhampton / 900-194-1-3 / construct two, 60'x32' fenced pickleball courts in a mowed grass area*
Summary: The motion was made by Mr. Romaine and seconded by Mr. Schneiderman to send the letter for a non-development determination to construct two 60x32 fenced pickleball courts. The motion was approved by 5:0 vote.

- e. *Referral: Kent Animal Shelter Site Plan / 2259 River Road, Calverton / 600-138-1-6.2 and 7.1 / proposal to renovate existing facilities*
Summary: Ms. Hargrave discussed this is in the core preservation area. Approximately 10 years ago the Kent Animal Shelter came to the Commission with a core hardship with a proposal to demolish all the structures on the site and rebuild and increase the facility that proposal was withdrawn. In 2021 Kent Animal Shelter came back to the Commission and demonstrated that they could rebuild and upgrade their facilities in kind and not increase the square footage and the Commission determined that was non development. This proposal is consistent with the Commission non development determination from 2021.

The motion was made by Mr. Romaine and seconded by Mr. Stafford to send the letter to approve to renovate the existing facilities. The motion was approved by 5:0 vote.

4. Public Hearing at 3:00 pm

Venezia Square Development of Regional Significance Application / Route 25A, Wading River / 600-73-1-1.4, 1.16, 1.17, 1.18 & 1.19 / development of 37,000 square foot commercial center, five buildings with 7 units/tenants for restaurant, retail and bank uses on 6.34 acres in the Business CR zoning district / decision deadline 6/8/23.

Summary:

A stenographic transcript was prepared for the hearing.

The motion was made by Mr. Romaine and seconded by Mr. Dale to close the public hearing, but leave the comment period open for 15 days and extend the decision deadline to June 21, 2023. The motion was approved by a 5:0 vote.

5. Public Comment

Summary: No public comments were received.

6. Closed Advisory Session

The motion was made by Mr. Romaine and seconded by Mr. Dale to close the public portion of the meeting and to move into an advisory session for the purpose of discussing enforcement matters and obtaining legal advice from Commission counsel the Commission would not return to public session. The motion was approved by a 5:0 vote.

Meeting was adjourned at approximately 4:00 pm

Attachments (in order of discussion)

1. Draft Commission meeting summary for March 15, 2023
2. Final Commission meeting summary for March 15, 2023
3. Draft resolution for Commission to accept FOREST financial assistance for seasonal prescribed fire crew housing costs dated April 19, 2023; Letter to Judy Jakobsen from John Pavacic dated April 10, 2023; FOREST resolution to approve and provide funding for Central Pine Barrens Commission Prescribed Fire Housing dated April 4, 2023
4. Final resolution for Commission to accept FOREST financial assistance for seasonal prescribed fire crew housing costs dated April 19, 2023
5. Draft resolution to adopt findings statement for the Supplemental Final Generic Environmental Impact Statement for the Central Pine Barrens Comprehensive Land Use Plan Amendments dated April 19, 2023; State Environmental Quality Review Findings Statement dated April 19, 2023
6. Final resolution to adopt findings statement for the Supplemental Final Generic Environmental Impact Statement for the Central Pine Barrens Comprehensive Land Use Plan Amendments dated April 19, 2023; State Environmental Quality Review Findings Statement dated April 19, 2023
7. Draft vote to adopt Plan Amendments to Chapters 4, 5 and 6 of the Central Pine Barrens Comprehensive Land Use Plan dated April 19, 2023
8. Final vote to adopt Plan Amendments to Chapters 4, 5 and 6 of the Central Pine Barrens Comprehensive Land Use Plan dated April 19, 2023
9. Draft decision for NY Cancer and Blood Specialists Core preservation Area Hardship Waiver Application dated April 19, 2023
10. Draft letter to Nassau County Boy Scouts Camp Wauwepex Central Pine Barrens Core Preservation Area dated April 19, 2023; Staff Report dated April 11, 2023
11. Final letter to Nassau County Boy Scouts Camp Wauwepex Central Pine Barrens Core Preservation Area dated April 19, 2023
12. Draft letter of determination to request two pickleball courts at Hampton Hills Golf Course Westhampton dated April 19, 2023; Letter and photos to Julie Hargrave from Barry Beil dated March 6, 2023
13. Final letter to request two pickleball courts at Hampton Hills Golf Course Westhampton dated April 19, 2023
14. Draft referral to Kent Animal Shelter dated April 19, 2023; Town of Riverhead memo and site plan application stamp received March 7, 2023
15. Final referral letter to Kent Animal Shelter dated April 19, 2023
16. Draft Staff report for public hearing on Venezia Square Wading River Compatible Growth Area Development of Regional Significance dated April 19, 2023

Education and Outreach Division

May 2022 Update

Submitted by Melissa Griffiths Parrott, Education and Outreach Coordinator

1. School Programs

- Virtual and in person outreach programs (Climate Change, Pine Barrens Ecology, Biodiversity, Barrens to Bay, and A Day in the Life:

Schools/Libraries/Groups:

- Bay Avenue Elementary- 100
- Woodhull Elementary-125
- Sayville HS - 21
- Seatuck Association - 30
- Setauket Elementary – 65

2. Barrens to Bay Summer Camp @ Wertheim Wildlife Refuge

- June 28th -August 11th
- **Camp 100% booked up!**
- New programming and activities planned this year.

3. A Day in the Life 2023

- Spring Teacher training scheduled and sprit events planned for May.
- Summer Training is scheduled for mid-August. To train on data collection and Data retrieval, including Survey 123 and Arc GIS.
- Working with Save the Great South Bay to create a Great South Bay ecological report card using ADITL citizen Science data.
- 2023 fall dates TBD.

4. Cooperators Lunch

- **CPBC video** - Filming, editing, and co-creating content for short 15-minute ***A 30 Year Journey into Preservation*** video to celebrate the signing of the Pine Barrens Act.
- We are interviewing several elected officials and stakeholders who helped champion the passing of this bill.
- Working in coordination with Tim Motz, writer, and director of video.
- Identifying partner groups to bring exhibits on organization/agencies and our partnership programs.
- Assisting with overall coordination of event.

5. Long Island Natural History Conference.

- A very successful event, filled to capacity with 300 attendees
- Event took place at Seatuck Environmental Association
- Looking for new venues for next year.



Science and Stewardship Division Update - May 17, 2023

Administration and Training:

- The hiring process has commenced for Ecological Field Specialist and Ecologist positions. The Ecologist position has been reposted after the previous candidate slated to start in May, rescinded their acceptance. Interviews were conducted for the Ecological Field Specialist and we are excited welcome Chris Steigerwald back to the Commission on May 30th. Chris is highly experienced and qualified for this position having previously interned with the Commission; led the southern pine beetle and oak wilt response as a Forest Technician for NYSDEC and on the NYS Office of Parks, Recreation and Historic Preservation's invasive species strike force.

Prescribed Fire Program:

- *Administration:*
 - Grants gateway administration, quarterly reports and voucher development advances to ensure reimbursement of expenses incurred as well as access to the balance of funds to be used for prescribed fire planning and implementation.
 - Meetings on the prescribed fire programming and environmental review within the Dwarf Pine Barrens and Rocky Point Pine Barrens State Forests have been conducted with NYSDEC.
 - Suffolk County, FOREST, and Brookhaven National Lab are extended much thanks and appreciation in providing necessary housing for the seasonal prescribed crew who reside outside of the Suffolk County. Prescribed fire operations leadership, implementation and equipment maintenance requires specific qualifications and experience. The high cost of living, seasonal nature of these positions and sourcing of qualified staff hinges on providing this housing.
- *Memoranda of Understanding/Agreement Development:* A review draft of the MOU has been provided back to the Commission for review. It currently is in review of the Commission Attorney with next steps being presentations to Suffolk County Legislature as a means of education and outreach before being introduced to the Legislature for execution. Ms. Weigand and Ms. Jakobsen also met with staff of NYS Office of Parks, Recreation and Historic Preservation to discuss establishing an MOU to help facilitate stewardship and educational activities on State Parklands, especially prescribed fire and southern pine beetle suppression.
- *Equipment:*
 - The Type 6 Fire Engine chassis has been delivered to Wildland Warehouse where it will undergo final upfits. The upfit completion is estimated to be complete in October. A 25% down payment was previously provided to Wildland Warehouse to secure the contract and to cover a percentage of the equipment costs. The chassis and receiving fee were paid to Van Bortel and Family Ford respectively.
 - Run flat tires for the UTV's are being procured to ensure higher durability and reliance in field. Other equipment such as air compressors and are also being purchased to ensure personal protective equipment and cache readiness.
- *Prescribed Burn Plan Development:*
 - Rocky Point East Burn Plan (1028 acres w/ 19 burn blocks) is in final draft, having completed technical and internal review and is under review by NYSDEC.
 - The Dwarf Pine Barrens Prescribed Fire Enhancement Zone (633 acres w/11 burn units) is in technical review, whereafter it advances to final internal review and then NYSDEC review.
 - The Otis Pike/Upton Reserve Burn Unit (4252 acres across 23 burn blocks) in Otis Pike Pine Barrens State Forest (NYSDEC) and Upton Reserve (BNL) is in final development.
 - After approvals of both the Dwarf Pine Barrens and Otis Pike Burn plan, SEQRA review of these plans will be initiated.

- **Education and Outreach:**
 - Numerous presentations have been recently provided on the prescribed fire program to help inform and notify the public, emergency responders and agencies of upcoming operations.
 - Ms. Weigand presented an update on the prescribed fire program as well as southern pine beetle to the Wildfire Task Force Meeting with special focus on safety and not entering SPB affected forests when responding to wildfires.
 - A presentation on the Dwarf Pine Barrens Prescribed Fire Enhancement Zone and a southern pine beetle update was also presented via Zoom for the Quogue Wildlife Refuge. In attendance were the major of Quogue as well as Beth Young, owner and reporter for the East End Beacon providing especially beneficial outreach to further inform the Community.
 - A conservation update on the importance of proactive management through preventative thinning and prescribed fire at the Long Island Natural History Conference, which was attended by over 300 individuals from across the region.
 - Two additional educational presentations (one in person and one via Zoom) to have been scheduled with the Westhampton library and the larger long Island library network to further increase the public's awareness of the pending operations.
- **Prescribed Fire Preparation and Implementation:**
 - The prescribed fire squad assisted in the implementation of 17 prescribed fires on NYSDEC lands during the months of March and April. The crew filled a variety of roles in implementing 300 acres of grassland fire on the ground for the state. A total of 112 person days were dedicated to these operations to achieve team building, training and ecological restoration.

CPBC Prescribed Fire Record								
#	Burn Name (Code)	Burn Date	Management Type/Complexit	Fuel Type/Model	Fire Size (In Acre)	Burn Boss	# of CPBC Personnel	# of non-CPBC Personnel
1	Fresh Pond Central (NYS-2023-009)	3/20/2023	T4/low	Grass Shrub	27	B. Gallagher RXB2	6	
2	Whiskey Field (NYS-2023-0010)	3/21/2023	T4/low	Grass/sparse shrub	32	B. Gallagher RXB2	7	
3	Big Field South (NYS-2023-0012)	3/22/2023	T4/low	Grass/sparse shrub	9	B. Gallagher RXB2	7	
4	Sarnoff Block G (NYS-2023-0013)	3/23/2023	T4/low	Timber slash piles	1	B. Woffinden RXB2	7	
5	Clover (NYS-2023-0014)	3/27/2023	T4/low	Grass	3.3	B. Gallagher RXB2	7	
6	Southern Twin (NYS-2023-0015)	3/27/2023	T4/low	Grass	2.3	B. Gallagher RXB2	7	
7	Currans Field (NYS-2023-0017)	3/29/2023	T4/low	Grass	81	B. Gallagher RXB2	7	
8	Big Field North (NYS-2023-0018)	3/30/2023	T4/low	Grass	12	B. Gallagher RXB2	7	
9	Fresh Pond South (NYS-2023-0019)	3/30/2023	T4/low	Heavy grass	55	B. Gallagher RXB2	7	
10	Rib Eye (NYS-2023-0020)	4/3/2023	T4/low	Heavy grass	2.1	B. Gallagher RXB2	6	
11	The Hub (NYS-2023-0021)	4/3/2023	T4/low	Light grass	1	B. Gallagher RXB2	6	
12	Line Road West (NYS-2023-0032)	4/10/2023	T4/low	Grass	15	B. Gallagher RXB2	5	
13	Wellhead Pond (NYS- 2023-0049)	4/13/2023	T4/low	Grass	16	B. Gallagher RXB2	6	
14	Prestons Pond (NYS-2023-0050)	4/13/2023	T4/low	Grass	5.4	B. Gallagher RXB2	6	
15	Line Road East (NYS-2023-0085)	4/18/2023	T5/Moderate	Grass	10	B. Gallagher RXB2	7	
16	Linus Pond (NYS-2023-0086)	4/18/2023	T5/Moderate	Grass	1.5	B. Gallagher RXB2	7	
17	River Road North (NYS-2023-0088)	4/20/2023	T5/Moderate	Grass	27.5	B. Gallagher RXB2	7	
				Total	301.1	Commission staff days	112	



- *Northern Long Eared Bat*: The uplisting of the Northern Long Eared Bat to an endangered species has initiated a tactical pause in implementing prescribed fire in woodland units that were planned this spring on state lands. Brookhaven has received approval from USFWS to advance with prescribed fire and forest management activities, providing the potential to assist Brookhaven National Laboratory with woodland burn units in May.
- *Preventative Thinning and Burn Pile Construction*: When not conducting prescribed fire operations, the seasonal crew has been dedicated to cutting, limbing and piling trees cut as part of preventative thinning within Sarnoff and Rocky Point Pine Barrens State Forest prescribed fire units. The total time spent in this type of unit preparation has exceeded 60 person days thus far for the season with over 265 piles created to facilitate future pile burning and consumption of residual woody material from thinning activities. This effort will go a long way in making the burn units safer and more manageable in the implementation and mop up of fire and help achieve better overall resource objectives by reducing fuels and organic matter accumulations.



- *Fire Break Maintenance*: Over 3000 feet of unrooted down trees associated with the fire line installed in the south side of South of Currans Woodland Burn Unit was bucked and piled to ensure safety, access and future treatment of heavy materials in the unit.
- **Staff Training**: Under the mentorship of Brent Woffinden Fire Management Specialist, staff development has been a focus this spring to help bolster qualifications and skills.
 - Four members of the fire crew-initiated Fire Effects Monitor (FEMO) task books and are well on their way to having them completed. They performed relevant tasks and training while working on prescribed fire projects this spring and provided the state with post burn reports.
 - A Firefighter Type 1 (FFT1) S-131 course will be held this month by Mr. Woffinden, and Single Resource Bosses Brian Bagozzi and John Leavitt. To help support development of staff and volunteers, an invitation has been extended to the wider Long Island fire community. The skills taught during this course will further the crew members' ability to fill key supervisory roles necessary to commence prescribed fire operations.
 - US Fish and Wildlife Service staff provided required UTV operation training for two division staff members at Wertheim National Wildlife Refuge. All staff using this equipment is required to pass this course to ensure safe operation and personal safety. Appreciation is extended to USFWS for providing this training in place of the spring NYWIMA academy.
- *Fuels, Weather and Vegetation Monitoring*:
 - Vegetation, SPB, and Composite Burn Index monitoring has been conducted in Sarnoff West, South of Currans and BNL units to track changes in vegetation and determine the effects of this management and evaluate if goals are being achieved.

Ecological Research Initiatives:

- Sharon Pepenella, of the Cold Spring Harbor Laboratory; John Turner Town of Brookhaven/Seatuck; Massapequa High School and the Division are collectively advancing a new student research project on DNA barcoding of rare Atlantic white cedar populations within the Central Pine Barrens region. On April 5th, Ms. Acampora helped lead the students in data collection at Sears Bellows County Park, alongside Mr. John Turner and Ms. Sharon Pepenella. Through a research permit, characteristics of the short statured cedars and normal sized cedars were documented, including height, diameter at breast height, soil depth, water pH, etc. The research day allowed high school students to experience true field work and research project method development as they proceed with a wet lab and conclude if there is in fact genetic variability between two sub-species. Going further with the project, Ms. Acampora will be helping Mr. John Turner collect additional tree samples in Cranberry Bog.
- Ms. Acampora and Ms. Cohn have set up three funnel traps north of River Road in Calverton on state land for this season's Early Detection Rapid Response Non-native Bark Beetle Monitoring. Every two weeks, the traps have been checked and emptied of all beetles that have been captured and reset for the next two weeks, with lures being changed every four weeks. The traps are to be monitored until mid-June. Species will be identified and reported on by USFS.
- The Division continues to assist Kathleen Stutzman, graduate student at UVM with site selection and housing assistance for US Forest Service Special Technology Development Program pitch pine regeneration study. This is the second year of data collection for this master's thesis study that will help identify if pitch pine is naturally regenerating, how SPB infestation is influencing recruitment and if there are differences to recruitment with management type.

Southern Pine Beetle

- Statewide SPB Incident Command System staff, coordinated by NYSDEC's Forest Health Unit in support by the Division has been focused on thinning and mastication to reduce stand basal areas and prepare units for prescribed fire. Limited overwintering mortality of SPB caused by cold temperatures is of concern as the National Weather Service reports that the month of January was 10 degrees warmer than ever documented. The short cold spell in March may have been beneficial to killing less than 30% of SPB but not to a significant degree to have a suppressive effect. Of equal concern for continued SPB spread is that it is expected that suppression will not advance this year due to Northern Long Eared Bat restrictions on tree felling/suppression activities. Commission will be active in monitoring the outbreaks and dispersion of SPB through the growing season in the absence of cut and leave suppression.

Invasive Species Management:

- Significant progress has been made in the eradication of Caper spurge (*Euphorbia lathrus*) at the Town of Hampton Bays Transfer Station and in East Quogue. At the start the growing season, only a couple of plants were found at Hampton Bays Transfer Station and none at East Quogue. Monitoring will continue to ensure any additional individuals recruited from the seed bank are removed.
- On non-burn days, the fire crew has been working to suppress invasive species along Currans Road, as well as, within the South of Currans Burn Units. The primary focus area is around the Lupine population occurring the south entrance of Currans Field. The fire crew remains focused on buckthorn that is in the area and along the dozer line that is south of the burn units.

Encroachment Restoration:

- Restoration the Eastport encroachment (being represented by the NYS Attorney General's office) has commenced with seeding and site stabilization expected the week of May 8th. Surveys to document the progress including drone surveys have been conducted as part of the monitoring of this work.
- A draft Request for Proposal (RFP) is in review to solicit, vet and secure contractors for performing restoration work at existing (Middle Island) and future encroachment and violation.
- Assistance continues in surveillance Hampton Bays/Flanders to help abate the frequent dumping that has been occurring in that location.



Robert Calarco
Chair

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
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Jay H. Schneiderman
Member

Compliance and Enforcement Division Report January - February 2023 **Prepared by CAED Chief Enforcement Officer Frank Carbone**

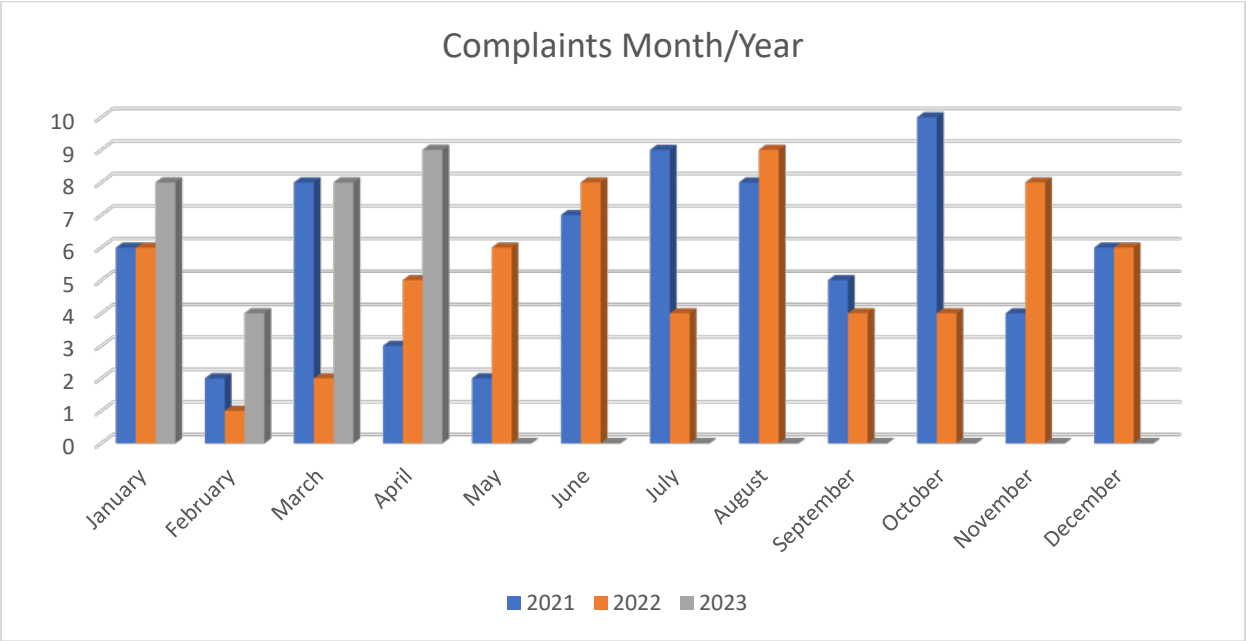
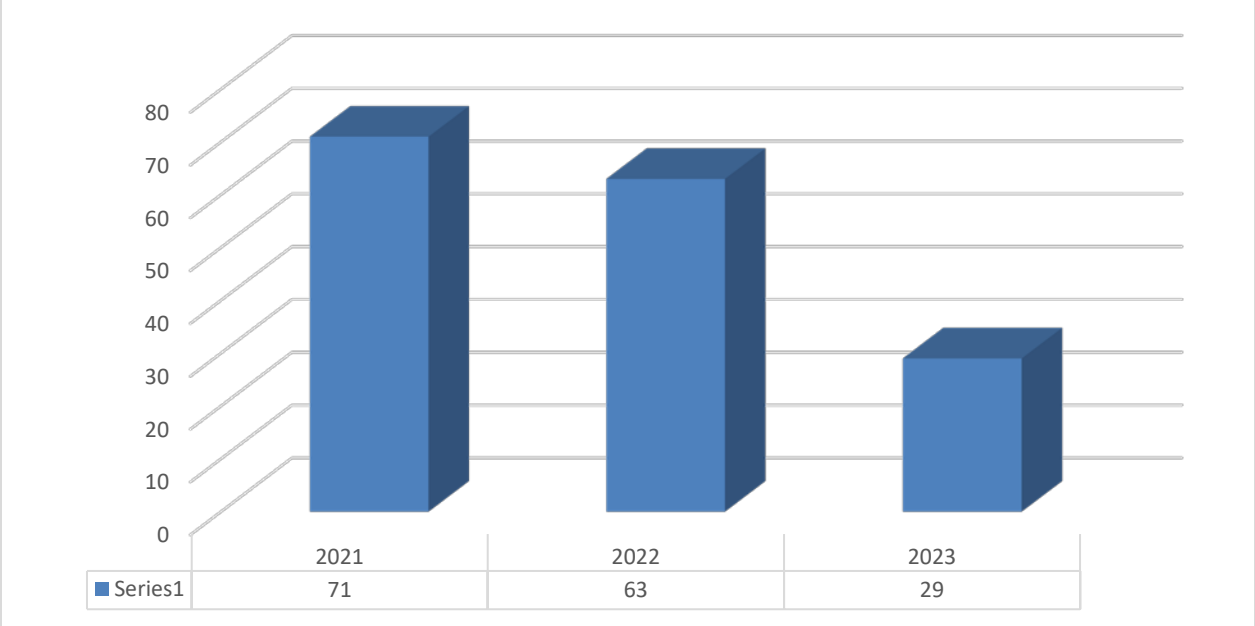
- Two cellular LPC (License Plate Capture) surveillance cameras were deployed and 3 additional LPC cameras replaced older models – Currently we have 18 cameras at 10 locations.
- Twenty-nine total complaints were documented this period (clearing & dumping)
- North Street animal sacrifice violators paid \$500 with a cleanup and a second minor violator paid a minimal fine spent hours doing a deep clean of the site.
- Fifteen confirmed dumping violations documented on surveillance cameras, two settlements totaling \$550 have been paid, many settlements are pending.
- Continuing to use the GIS complaint tracking system and exported data to insure proper documentation of violation and inspections.
- Provided videos for the Annual Cooperators Meeting and videoed a pending violation on Mill Road
- Assisted Science and Stewardship with the restoration project inspections at the Affatato site.
- UAS (Unmanned Aircraft Systems) training has been postponed because of the prescribed burn season. One new EO and Ecologist will start their UAS part 107 training shortly.



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Incident Statistics - Reporting Period 03/01/21 - 05/2/23			
Year	2021	2022	2023
Intake			
Sent by Agency to Commission	11	14	8
Discovered by Commission Staff	48	41	19
Called in by Individual to Commission	12	8	2
Total Incidents Reported	71	63	29
Location of Incident			
Brookhaven	54	46	18
Southampton	10	17	11
Riverhead	6	0	0
Occurring on Public Land	26	21	13
Occurring on Private Land	35	22	6
Occurring on Public & Private Land	10	20	10
Core	35	38	18
Compatible Growth Area (CGA)	18	13	8
Core & CGA	0	1	1
Outside CPBA	18	12	2
Nature of Incident*			
Clearing/Encroachment	24	24	5
Structures	0	1	1
Dumping	35	35	23
Mining	1	0	0
Hunting	1	0	0
ATV	2	1	0
Other	8	4	2
<i>*Note-some incidents involve more than one land use issue</i>			
Referrals*			
Sent to Town	17	20	4
Sent to County	17	12	5
Sent to State	16	22	6
Commission	21	15	7
Sent to AG	0	1	0
Other	0	5	1
<i>*Note-some incidents are sent to multiple agencies</i>			
Status			
Founded	60	50	29
Unfounded	11	13	0
Open	39	18	19
Closed	32	45	10
Inspections			
Conservation Easement Inspections		1	1
Development project inspections		2	0



Central Pine Barrens Joint Planning and Policy Commission
 Land Use Division Bi-Monthly Update for the Meeting of Wednesday, May 17, 2023

Action	Central Pine Barrens Location			
	Municipality	Town of Brookhaven	Town of Riverhead	Town of Southampton
Applications and Requests for Determination of Jurisdiction		NY Cancer & Blood Specialists Core Hardship Waiver Application, Ridge. Development of 0.27 acres to expand the parking lot on a 5 acres site. Public hearing 2/15/23. Decision deadline 7/19/23.	Venezia Square CGA Development of Regional Significance, Wading River, 600-73-1-1.4 et al. Development of commercial center including 37,000 square feet of commercial buildings (retail, restaurants, bank) on 6.3 acres. Public hearing 4/19/23. Decision deadline 6/21/23.	---
SEQRA Coordination, referrals, inquiries and activities		<ul style="list-style-type: none"> • 7 Eleven Shirley material on DRS classification. • PSEG-LI at Wildflower (Expressway Drive North) electric utility installation (CGA). • Vineyards at Selden revised plans for a zone change and site plan to develop a 90 unit Planned Retirement Community (CGA). 	---	<ul style="list-style-type: none"> • NYSDEC SEQRA Lead Agency coordination 4 Old Country Road LLC at 76 Summit Boulevard, formerly Westhampton Mining Aggregates, solid waste facility and redevelopment of 44 acres (Core). • Southampton Town Board SEQRA Lead Agency coordination Riverside Community Sewage Treatment Plant (CGA).
Division Activity, Regional Projects and Participation	<ul style="list-style-type: none"> • Policy and Planning Manager involving staff management, budget, voucher and other responsibilities. • Development project review, Core and CGA hardship waivers, SEQRA Coordination, interagency referrals, information requests, inquiries, requests for determination of jurisdiction review and research. Projects include site plans (commercial/industrial, mixed use), residential and non-residential subdivisions, Developments of Regional Significance, Assertions of Jurisdiction, zone changes and other land use development activity. • Pre-construction development project site inspections to protect open space • FOIL Requests. Research and assist with FOIL requests and litigation on development projects. • Technical support to the Compliance and Enforcement Division on land use related matters including property information research on unauthorized development, clearing, encroachments on credit program conservation easements and incidents on project site areas that are protected. • Collaborate and coordinate with other Commission divisions. • Completion of the SEQRA process and adoption of the Comprehensive Land Use Plan Amendments with an effective date of 4/19/24. 			



Venezia Square at Wading River



New York Cancer & Blood Specialists, Ridge



Vineyards at Selden

Item 3.c. Pine Barrens Credit Program Report for May 17, 2023:

Activities in the Credit Program for 2023 included review of applications for Letters of Interpretation, Conservation Easements, Credit Program and FOIL requests management. Some specific work items include:

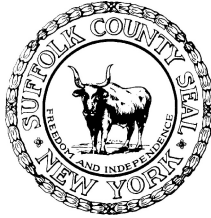
- Letters of Interpretation: 11 LOIs were issued and one parcel was inspected in the Town of Riverhead. Staff is following up on past LOIs for interest in the Program.
- Conservation Easements: Review and Monitoring
 - Two easements were recently recorded, which generated 1.4 credits.
 - Five easements are currently in progress.
 - Research and review of activities on three easement properties for consistency with easement terms including reserved rights and covenants.
 - 12 easement properties were recently inspected, including the Nassau County Boy Scouts property in the Town of Riverhead.



- Pine Barrens Credits
 - Redeemed: 1.3 Credits have been redeemed in the Town of Brookhaven and Southampton.
 - Conveyed: 8.61 Credits have been conveyed in the in the Towns of Brookhaven, Riverhead and Southampton, the average price is \$95,308 per credit.
- Pine Barrens Credits Auction update: 143 letters were sent to the potential LOI holders. The mailing to LOI and Credit holders should be completed by June 23, 2023.

Pine Barrens Credit Program Statistics Table: represents figures for the total and annual summary of 2023.

Easement Protected Lands and Pine Barrens Credits As of May 9, 2023								
	Brookhaven	2023	Riverhead	2023	Southampton	2023	Total	2023
Parcels	516	1	37	-	459	1	1012	2
Acreage	828.03	1.32	516.78	-	878.76	1.98	2223.57	3.3
Average parcel size	1.60	1.32	13.97	-	1.91	1.98	2.20	1.65
Credits generated	546.46	1	172.39	-	338.57	0.40	1057.42	1.4
Credits redeemed	418.65	0.29	142.25	-	180.83	1.01	741.73	1.3
Credits not redeemed	127.81	0.71	30.14	-	157.74	-0.61	315.69	0.1
Credits sold	597.04	2.05	238.29	0.20	289.38	6.36	1124.71	8.61
Total value of PBC transaction through this date	\$33,307,519	\$225,000	\$9,251,447	\$17,300	\$20,501,382	\$578,300	\$63,060,348	\$820,600
Average Credits value		\$109,756		\$86,500		\$90,928		\$95,308
Credits owned by the Clearinghouse	0.54		-		-		0.54	
# of Inspected CE Parcels	-	11	-	1	-	-	-	12
# of Installed CE Signs	134	-	18	-	92	-	244	0



SUFFOLK COUNTY COMPTROLLER

330 CENTER DRIVE RIVERHEAD, N.Y. 11901-3311

Telephone: (631) 852-1501 FAX (631) 852-1507

JOHN M. KENNEDY, JR.
COUNTY COMPTROLLER

May 2nd, 2023

**Central Pine Barrens Joint Planning and
Policy Commission
P.O. Box 587
Great River, N.Y. 11739-0587**

**Dear Pine Barrens Credit Clearinghouse
Board of Advisors:**

**Attached please find our financial report on the Pine Barrens Credit Program for the
month of April 2023. Thank you.**

Respectfully submitted,

Christina M. Withers

**Christina M. Withers, CIA, CPFO
Executive Director of Finance & Taxation**

**Suffolk County Comptroller's Office
The Pine Barrens Credit Program**

Balance as of December 31st, 2022	\$2,554,546.05
Additional Deposits	0.00
Interest (see below for details)	832.99
Disbursements	0.00
Balance as of April 30th, 2023	\$2,555,379.04

**Interest Earnings & Disbursements
For the Months of January - December 2023**

Interest Earnings

Premier MMA - Public Fund

January	223.97
February	195.99
March	217.01
April	196.02
May	0.00
June	0.00
July	0.00
August	0.00
September	0.00
October	0.00
November	0.00
December	0.00
	\$832.99

<u>Interest Period</u>	<u>APR</u>
01/01/23- 01/31/23	0.1000%
02/01/23- 02/28/23	0.1000%
03/01/23- 03/31/23	0.1000%
04/01/23- 04/30/23	0.1000%
05/01/23- 05/31/23	0.0000%
06/01/23- 06/30/23	0.0000%
07/01/23- 07/31/23	0.0000%
08/01/23- 08/31/23	0.0000%
09/01/23- 09/30/23	0.0000%
10/01/23- 10/31/23	0.0000%
11/01/23- 11/30/23	0.0000%
12/01/23- 12/31/23	0.0000%

Disbursements

None	\$ -
	\$ -

DRAFT



May 17, 2023

Kevin Kispert
Environmental Analyst II
New York State Department of Environmental Conservation
Division of Environmental Permits, Region 1
SUNY @ Stony Brook
50 Circle Road
Stony Brook, NY 11790

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

RE: SEQRA Lead Agency Coordination: 1-436-00057/00003
4 Old Country Road LLC (formerly Westhampton Mining Aggregates)
76 North Summit Boulevard, Westhampton
Central Pine Barrens Core Preservation Area

Dear Mr. Kispert:

On April 12, 2023, the Central Pine Barrens Commission received the SEQRA Lead Agency coordination for the proposal. The property is in the Core Preservation Area.

The Commission does not object to NYSDEC assuming Lead Agency for the project classified as a Type I Action. The Commission seeks to continue to participate as an Involved Agency in the review and evaluation of potential adverse impacts of this project including current and future activities.

Existing Conditions and Proposed Project

The project site contains 44.92 acres. It is a former sand and gravel mine known as Westhampton Mining Aggregates. Based on a review of the Town's GIS portal information, the project site contains at least four parcels including 900-331-4-5; 900-332-3-26, 28.1 and 28.2.

The proposal is to develop a Solid Waste Management facility to reclaim (fill) the former mine pit in six (6) phases over more than one year. The facility will receive inert construction and demolition material including brick, concrete, soil and natural stone including 50,000 cubic yards per year (cy/yr) of concrete and 50,000 cy/yr of soil. The estimated total amount of material to be placed on the project site is 814,374 cy. On-site equipment includes crushers, screeners, grinders, payloaders and excavators.

Once the site achieves a desired elevation, at the end of each phase, redevelopment potential will exist. The site is expected to be rezoned to accommodate a new use(s).

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367
<https://pb.state.ny.us/>

Central Pine Barrens Status

The proposed activities constitute development, pursuant to New York State Environmental Conservation Law (ECL) Article 57 Section 57-0107(13). The Comprehensive Land Use Plan states that development in the Core is prohibited absent a hardship. Therefore, at some point in this process, potentially when the applicant has settled on one or more reasonable alternative redevelopment plans for the site, a core hardship application must be submitted to the Commission for review and decision.

Comments

As a Type I Action pursuant to the SEQRA regulations, 6 NYCRR Part 617.7 and due to the nature of the proposal, a Draft Environmental Impact Statement (DEIS) should be prepared. A DEIS would provide an opportunity for the applicant to analyze and for the public and involved agencies to participate in the evaluation and review of potential adverse impacts from the current and future proposed actions including two main objectives:

- Use of the site as a landfill or solid waste facility to fill it to a suitable elevation to support redevelopment
- Redevelopment plan(s) and use(s) for the site

The DEIS should evaluate potential significant adverse environmental impacts of the proposed activities over more than one year on environmental subjects including groundwater, soils, traffic impacts on surrounding roads that will be used to truck materials to the site, noise, hazards to human health, solid waste production, leaching and drainage, impacts on the existing community or neighborhood character in the vicinity of the site on Summit Boulevard and other relevant and related impacts. The potential impacts should focus on the two major objectives including “temporary” filling and reclaiming the site and future redevelopment. The history of the site, original plan for reclamation and intended end use in the records for the site should be explained. Redevelopment options after backfilling may be limited due to the type of fill material and conformance with public health standards, therefore, reasonable redevelopment alternatives should be explored.

The Commission reserves the right to assert review jurisdiction over the project in accordance with ECL Article 57.

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

Julie Hargrave
Policy and Planning Manager

cc: Judy Jakobsen, Executive Director
John C. Milazzo, Counsel

Hargrave, Julie

From: Kispert, Kevin A (DEC) <kevin.kispert@dec.ny.gov>
Sent: Wednesday, April 12, 2023 4:53 PM
To: Janice Scherer; PB Hargrave, Julie
Cc: Matt Merrill; gduke@connellfoley.com
Subject: RE: 4 Old Country Road 1-4736-00057/00003- SEQR Coordination
Attachments: SEQR Coord.pdf; FEAf.pdf; EngRpt-FacMan.pdf

CAUTION: This email originated from outside of SCWA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached please find our SEQR Coordination Request for the above project along with the application and FEAf.

Please respond at your earliest convenience or within 30 days at the latest, and please call with any questions.

Thank you

Kevin A. Kispert
New York State Department of Environmental Conservation
Division of Environmental Permits
50 Circle Road, Stony Brook
Stony Brook, New York 11790-3409
Phone: (631) 444-0369 | Kevin.kispert@dec.ny.gov

www.dec.ny.gov |  | 

The department will not be sending a paper copy of this document to you in the mail. This is your only copy. However, please send your response to me as both an email and paper document. Thank you

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 1
SUNY @ Stony Brook, 50 Circle Road, Stony Brook, NY 11790
P: (631) 444-0365 | F: (631) 444-0360
www.dec.ny.gov

April 12, 2023

RECEIVED

APR 12 2023

Central Pine Barrens
Joint Planning & Policy Commission

Town of Southampton
Town Planning and Development
JScherer@southamptontownny.gov

Central Pine Barrens Joint Planning & Policy Commission
Policy and Planning Manager
Julie.Hargrave@SCWA.com
jhargrave@pb.state.ny.us

LEAD AGENCY COORDINATION REQUEST

Dear Reviewers:

The purpose of this request is to determine under the State Environmental Quality Review Act (SEQRA) of the Environmental Conservation Law and 6NYCRR Part 617 the following:

1. Your agency's jurisdiction in the action described below;
2. Your agency's interest in acting as lead agency;
3. Issues of concern your agency believes should be evaluated.

Enclosed is a copy of the permit application and a completed Part 1 of the Environmental Assessment Form (EAF) to assist you in responding.

Project Name: 4 Old Country Road LLC

Description: Construct a Solid Waste Management facility on a former mine site (Westhampton Mining Aggregates) to reclaim (fill) the former mine pit in six (6) phases. The 44.92 acre facility will receive inert C&D material including brick, concrete, soil and natural stone. 50,000 cy/yr concrete, 50,000 cy/yr soil. On-site equipment includes crushers, screeners, grinders, payloaders and excavators.

Location: 76 North Summit Blvd., Westhampton

DEC Application #: 1-4736-00057/00002

Permit Type: Solid Waste Management

SEQRA Classification: Type I Unlisted



DEC Position: DEC wishes to assume lead agency status.

DEC has no objection to your agency or another agency assuming lead agency status for this action, but reserves the right to comment on this action if a positive determination of significance is made.

Please respond to my attention at your earliest convenience or within 30 days of the date of this letter. If no response is received within 30 days, we will assume that you have no objection to DEC or another agency assuming the role of lead agency, and have no comments to offer regarding the proposed action at this time.

Please feel free to contact this office at 631-444-0369 for further information or discussion.

Sincerely,



Kevin Kispert
Environmental Analyst II

cc: M. Merrill PWGC
 4 Old Country Road LLC

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

APR 12 2023

*Central Pine Barrens
Joint Planning & Policy Commission*

Name of Action or Project: 4 Old Country Road, LLC Grade Adjustment & Environmental Restoration		
Project Location (describe, and attach a general location map): 76 North Summit Boulevard, Westhampton, NY 11977		
Brief Description of Proposed Action (include purpose or need): This application is being submitted as required pursuant to a consent order entered with the NYSDEC to facility to the environmental restoration of the property. The facility seeks to import concrete, brick, masonry materials, and clean soil to backfill a former mine site. Site operator plans to backfill site to 41' AMSL, resulting in the importation of approximately 814,374 CY of material. Backfill operation has been subdivided into 6 phases, each of which will allow for commercial viability at the completion of each phase. Site will be readjusted to facilitate redevelopment consistent with applicable zoning. Facility will include import of concrete and soils to develop and distribute RCA and soil blends built to project specifications until the property is reclaimed via grade adjustment consistent with the NYSDEC consent order.		
Name of Applicant/Sponsor: 4 Old Country Road, LLC	Telephone: (631) 332-6652	E-Mail: frank@igcsitework.com
Address: 76 North Summit Boulevard		
City/PO: Westhampton	State: NY	Zip Code: 11977
Project Contact (if not same as sponsor; give name and title/role): Frank Amicizia, Member	Telephone: (631) 332-6652	E-Mail: frank@igcsitework.com
Address: 76 North Summit Boulevard		
City/PO: Westhampton	State: NY	Zip Code: 11977
Property Owner (if not same as sponsor): 4 Old Country Road, LLC	Telephone: (631)332-6652	E-Mail: frank@igcsitework.com
Address: 76 North Summit Boulevard		
City/PO: Westhampton	State: NY	Zip Code: 11977

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC	
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Remediation Sites: 152224 _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
CR200 - Country Residence

b. Is the use permitted or allowed by a special or conditional use permit? NIA Yes No

c. Is a zoning change requested as part of the proposed action? NIA Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Westhampton

b. What police or other public protection forces serve the project site?
Southampton Town PD

c. Which fire protection and emergency medical services serve the project site?
Westhampton Fire Department

d. What parks serve the project site?
Town of Southampton Parks & recreations, NYS Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? 44.92 acres
 b. Total acreage to be physically disturbed? 36.7 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 44.92 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: 39 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase I (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
 - Will a line extension within an existing district be necessary to serve the project? Yes No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Heavy equipment, delivery vehicles

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

diesel exhaust, dust limited to within the facility boundaries (no fugitive emissions)

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend

Randomly between hours of 7:00am to 5:00pm.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): -----

35-40 semi trailers

iii. Parking spaces: Existing 0 ----- Proposed 0 Net increase/decrease 0 -----

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00am-5:00pm
- Saturday: 7:00am-5:00pm
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 7:00am-5:00pm
- Saturday: 7:00am-5:00pm
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation: _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): Grade adjustment, construction & demolition debris handling & recovery facility
- ii. Anticipated rate of disposal/processing:
 - 34476 Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
- Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

Site is east of Westhampton transfer and mulch facility west of Peat & Son Nursery, and north of railroad tracks.

b. Land uses and covertsypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0	0
• Forested	2	2	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	approx. 43	approx. 43	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam=s existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): 152224
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 152224, 152262
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
152262 - BOMARC Missile Base - PFAS/PFOA groundwater plume - under investigation, no remedial measures taken
152224 - Suffolk County Army Air Field Bombing & Gunnery Range - under investigation, no remedial measures taken

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ est. 2000 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Riverhead sandy loam	_____	31.7 %
Plymouth loamy coarse sand	_____	27.5 %
Cut & fill land, gently sloping	_____	27.4 %

d. What is the average depth to the water table on the project site? Average: _____ 4-40 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Sole Source Aquifer Names: Nassau-Suffolk SSA _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
 white-tailed deer _____
 Eastern wild turkey _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 Site was previously cleared and historically consisted of Pitch Pine-Oak Forest, Pitch Pine-Oak-Heath Woodland
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: SGPA, Central Suffolk Pine Barrens, Dwarf Pine Forest, Aquifer Overlay District
 ii. Basis for designation: Protect groundwater, Benefit to human health & protect drinking water, Preserve pure water quality
 iii. Designating agency and date: Agency: Long Island Regional Planning, Agency: Suffolk County, Agency: Southampton, Town o...

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Cyprusque Country Park, The Great Lawn, Beaverdam Park</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>County/town parks</u>	
<i>iii.</i> Distance between project and resource: _____ <u>4.92</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
	<input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

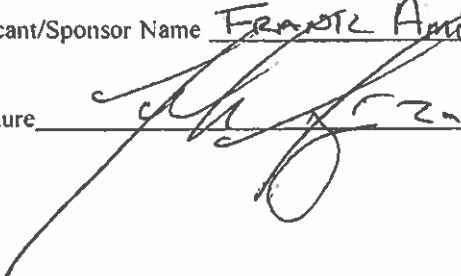
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name FRANCESCO AMICIZIA Date 11/28/2022

Signature  Title Member

4 OLD COUNTRY ROAD, LLC
76 NORTH SUMMIT BLVD.
WESTHAMPTON, NEW YORK

APR 12 2023

RECEIVED

APR 12 2023

APR 12 2023

Central Pine Barrens
Joint Planning & Policy Commission

NYSDEC PART 360 PERMIT APPLICATION, ENGINEERING REPORT AND FACILITY MANUAL



PREPARED FOR:

4 Old Country Road, LLC
76 North Summit Boulevard
Westhampton, New York 11977

SUBMITTED TO:

New York State Department of Environmental Conservation, Region 1
Division of Materials Management
50 Circle Road
Stony Brook, New York 11790

PREPARED BY:



P.W. Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716
Phone: 631-589-6353

PWGC Project Number: IGC2101

MARCH 2023



CERTIFICATION

I, Edmond Kirby, certify that I am currently a New York State registered professional engineer (PE), as defined in 6 New York Codes, Rules, and Regulations (NYCRR) Part 360, and that this Engineering Report and Facility Manual was prepared in accordance with all applicable statutes and regulations.

Edmond Kirby
PE Name

Edmond Kirby
PE Signature

105360
PE License #

3/9/2023
Date





**NYSDEC PART 360 PERMIT APPLICATION, ENGINEERING REPORT AND FACILITY MANUAL
WESTHAMPTON, NEW YORK**

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Attachment D Owner's Statement
Attachment E Full Environmental Assessment Form



1.0 INTRODUCTION

P.W. Grosser Consulting, Inc. (PWGC) has prepared this document in support of a Part 360 Solid Waste Management Facility (SWMF) application to the New York State Department of Environmental Conservation (NYSDEC) for a permit to accept, stage, and grade concrete, brick, clean soil, and natural stone materials, including marble, granite, and limestone and to serve as a Construction and Demolition Debris Handling and Recovery Facility (CDDHRF) to accept and process source separated concrete and soils to facilitate the reclamation and redevelopment at the former Westhampton Mining Aggregates facility, currently under the ownership of 4 Old Country Road, LLC, ("4OCR") located at 76 North Summit Blvd., Westhampton, Suffolk County, New York, referred to herein as "the Facility". This application is being submitted as required pursuant to a consent order entered with NYSDEC to facilitate the environmental restoration of the property.

The Facility includes seven (7) irregularly shaped parcels totaling approximately 47 acres. A review of historical aerial photos identifies mining operations prior to the issuance of the permit, with activity on-site dating back to at least 1962. Mining operations continued on the site pursuant to a NYSDEC Mined Land Reclamation Permit (MLRP) that was issued in 1984.

This document details the site reclamation and associated procedures involving the importation of inert C&D material for grade adjustment and processing of concrete and soil into beneficial reuse products. A site plan displaying the material staging and processing locations is included in this application. Regional and vicinity maps of the surrounding areas are included in **Figure 1- Regional Map** and **Figure 2- Vicinity Map**. A site plan of the proposed CDDHRF activities is included in **Figure 3-CDDHRF Site Plan- Phase A** and **Figure 4-CDDHRF Site Plan- Phase B**, while visual depictions displaying phases of grade adjustment are included in **Figure 5** through **Figure 12**.

1.1 Purpose and Need for the Project

1.1.1 Impact on Local Solid Waste Management Plans

The Facility's contribution to the local solid waste management plan will be limited in nature. The Facility will accept inert C&D materials and incorporate these materials into the site grade adjustment in order to backfill the pit and restore the site to commercial viability. In addition, the Facility will accept and process source separated concrete and soils for development into engineered soil blends and state/municipal specification recycled concrete aggregates (RCA) for off-site distribution. CDDHRF activities are proposed only during the restoration of the site prior to site redevelopment.

1.1.2 Consistency with NYS Solid Waste Management Plan

The function of this Facility is consistent with the NYS Solid Waste Management Policy identified in Section 27-0106 of the ECL.

1. The Facility will reuse existing stockpiled materials, when possible, in site grade adjustments thereby reducing the amount of solid waste that could be generated.



2. The Facility will import inert C&D materials and recycle materials into engineered soils and construction aggregates, or will reuse materials through the incorporation of these materials into a site grade adjustment.
3. The Facility will dispose of impacted solid materials that cannot be reused or recycled as part of the site grade adjustment in accordance with NYSDEC-approved disposal method.

1.2 Site Description

The Facility is located at 76 North Summit Blvd., north of Old Country Road and east of the Westhampton Transfer Station in Westhampton, New York. The southern portion of the property abuts the Long Island Railroad/New York Atlantic rails. The Facility consists of seven (7) irregular shaped parcels (SBL 331-04-01, 331-04-05, 332-03-26, 332-03-28.1, 332-03-28.2, 334-01-01 and 334-04-1.1), totaling approximately 47 acres with rail access along the southern boundary. According to Southampton Town Zoning, the property is zoned CR-200 - Residential. The property is located in the Pine Barrens Core Preservation area.

1.3 Site History

1.3.1 Past and Present Land Use

A review of historical aerial photos identifies mining operations prior to the issuance of the permit, with activity on-site dating back to at least 1962.

The land immediately surrounding the site varies, with land use including agriculture, railroad tracks to the south, commercial to the east and undeveloped land. The nearest residence is approximately 180 feet west of the Facility. The Westhampton Transfer Station and Mulch facility is located approximately 1,050 feet west of the site.

1.3.2 Vegetation

The Facility has been cleared and affected by historical sand and gravel mining at the property. A review of historical aeriels indicate that sand and gravel mining operations have occurred at the property dating back to at least 1962. No significant vegetation clearing is planned.

1.3.3 Site Topography

Grade elevations at the site vary from approximately 59-feet AMSL at the northern portion of the cleared area, adjacent to the backfilled northeast corner, to 13-feet AMSL at the southern portion of the pit where a concrete washout stockpile is currently staged. The sidewalls of the former life of mine are approximately 30' tall.

1.3.4 Site Drainage and Hydrological Conditions

Using the USGS Long Island Depth to Groundwater tool, depth to groundwater at the site are expected to vary from approximately 39 feet below grade at the top of the sidewalls, to approximately 4 feet below grade at the southern portion of the pit. Based on a review of publicly available resources, including USGS Groundwater Contours, groundwater flow direction is estimated to be southeast. The nearest surface water body is the headwaters of Beaverdam Pond, which are located approximately 1,230 feet east-southeast of the property boundary.



Precipitation runoff is expecting to be towards the pit and recharge naturally through the existing surface soils. Throughout the redevelopment and regrading of the property, constituents incorporated into grade adjustment are anticipated to alter on-site drainage conditions. This may be addressed over time by slightly grading materials to allow runoff to sheet towards an intended recharge area.

1.3.5 Man-made Features

There is portable processing equipment located at the site and the intended working area is located within the footprint of a former LOM. There is one temporary building located on the property, the office trailer, which is located at the southwestern corner of the property near the Facility entrance.

1.4 Previous Authorizations from NYSDEC

Division of Mineral Resources

04/25/1984- Mining Permit issued to Westhampton Mining Aggregates Inc. - File No. 1023-30-0034

07/01/1984- Mining Permit issued to C. Lashley and Son, Inc.- File No. 1023-30-0053

08/31/1984- Mining Permit issued to Westhampton Mining Aggregates- File No. 1023-30-0034

08/31/1987- Mining Permit issued to Westhampton Mining Aggregates- File No. 1023-30-0099 (Permit # 10-87-1634)

01/06/1992- Westhampton Mining Aggregates- Issued MLR Permit No. 1-4736-00057/00001

08/31/1993- Permitted to continue to mine sand and gravel from a 36.7-acre site.

06/05/2006- Westhampton Mining Aggregates, Inc- Issued MLR Permit No. 1-4736-00057/00001

Division of Materials Management

12/04/1995- Westhampton Mining & Aggregates Registration validated by DMM (52W37R)

1.5 Regional Hydrology and Geology

1.5.1 Regional Hydrology

The recharge source of naturally occurring fresh groundwater in this region of Long Island is precipitation. The average long-term precipitation in the area is 43 inches per year. In general, approximately half of the total precipitation infiltrates to the water table to become groundwater and the remainder is either lost to evapotranspiration or runoff¹.

¹ Krulik, Richard K. *Hydrologic Appraisal of the Pine Barrens*, Suffolk County, New York. U.S. Geological Survey, 1986.



The amount of water that reaches the water table varies throughout the year. Long-term precipitation in Suffolk County averages 43 inches/year, as determined from 30 years of records collected by the National Weather Service. The precipitation regime of Long Island during 1951-65 was studied by Miller and Frederick (1969), who calculated the mean annual precipitation of the Pine Barrens area to be between 44 and 46 inches (average 45 inches). This compares closely with the 43 in per year for Suffolk County. An accepted estimate of annual evapotranspiration on Long Island is 23.2 inches and an average overland runoff value on Long Island is 0.5 inches².

Therefore, annual groundwater recharge is estimated to be:

$$\text{Recharge} = 45 \text{ inches} - (23.2 + 0.5) \text{ inches} = 21.3 \text{ inches per year.}$$

This value of 21.3 in per year should be considered only as a rough approximation, however, because rates of recharge, precipitation, evapotranspiration, and other factors may vary considerably from place to place and with time.

1.5.2 Regional Geology

The Central Pine Barrens is underlain by unconsolidated deposits that rest unconformably on the Precambrian basement complex (bedrock). The formations strike northeast and dip to the southeast. Depth to basement increases southward from approximately 900 feet on the north shore to 1,500 feet below sea level on the barrier islands (Krulik, 1986).

The bedrock is overlain by the Raritan Formation, which consists of the Lloyd Sand Member and an overlying clay member. The Lloyd Sand Member is approximately 300 feet thick, and the clay member is approximately 200 feet thick (Krulik, 1986). Average horizontal hydraulic conductivity of the Lloyd formation ranges from 40 to 67 feet per day (Chu, 2006). The average vertical hydraulic conductivity of the clay unit is 0.001 feet per day (Buxton and Smolensky, 1999). The formation is made up of a lower sand and gravel member (Lloyd Sand) and upper clay member (Raritan clay).

The Matawan Group and Magothy Formation (or informally "Magothy"), undifferentiated, overlies the Raritan Formation; its thickness ranges from 100 feet at the north shore to more than 900 feet in the southern part of Long Island. It consists of highly permeable sand and gravel deposits with interbeds and lenses of clay and silt that may have local hydrologic significance. The hydraulic conductivity of the Magothy in the study region ranges from 35 to 60 feet per day (Buxton and Smolensky, 1999). The Lloyd Sand, Raritan Clay, and Magothy are continuous beneath the study area (Krulik, 1986).

The Monmouth Group disconformably overlies the Matawan Group and Magothy Formation undifferentiated and is in turn disconformably overlain by the Gardiners Clay. Its thickness ranges from 0 to 200 feet (Krulik, 1986). It consists of interbedded clay, silt, and sand, giving the unit a low overall permeability. The Monmouth contains much of the mineral glauconite, which gives

² Krulik, Richard K. *Hydrologic Appraisal of the Pine Barrens*, Suffolk County, New York. U.S. Geological Survey, 1986.



the unit a dark greenish color, and is the basis for the hydrogeologic unit's name--Monmouth greensand.

The Pleistocene formations, or the upper glacial aquifer, of the area consist of several glacial, periglacial, and interglacial units, including a marine clay known as the Gardiners Clay. The surficial geologic units consist of Pleistocene outwash, moraines, and Holocene deposits; the Holocene material includes shore, beach, salt-marsh deposits, and, at certain locations, artificial fill (Krulik, 1986). The upper surface of the unit ranges in altitude from 40 to 120 feet above sea level and consists of mainly brown and gray sands and gravel deposits of moderately high horizontal hydraulic conductivity. The thickness of the unit increases southward toward the barrier island, reaching thicknesses of over 100 feet. Average horizontal hydraulic conductivity is about 270 feet per day (Busciolano, 2002), although measurements of the upper glacial aquifer at Brookhaven National Laboratory, located approximately ten and one-half (10.5) miles to the west-northwest, have measured hydraulic conductivity about 180 feet per day (USGS 1999). Data from aquifer tests and infiltration tests conducted at Brookhaven National Laboratory indicate that the anisotropy (ratio of vertical to horizontal hydraulic conductivity) of the upper glacial aquifer is between 1:4 and 1:18 (USGS 1999).

The Gardiners Clay unit consists of green and gray clay, silt and silty sands, and some interbedded clayey and silty gravel. This unit has a low vertical hydraulic conductivity (0.001 feet per day) and tends to confine water in underlying aquifer (USGS 1999). The depth of the Gardiners Clay at Brookhaven National Laboratory has been observed between 90 to 115 feet below sea level.

1.5.3 Surface Water

Based on a review of the Eastport, New York Quadrangle USGS topographic map, the closest surface water feature to the Facility is a small headwater creek located approximately 1,230 feet to the east-southeast, which discharges to Beaverdam Pond. This waterbody can be observed in both **Figure 1- Regional Map** and **Figure 2- Vicinity Map**.

1.5.4 Groundwater Flow

The movement of groundwater on Long Island is radially outward from the areas of high-water table altitude, located centrally along the Ronkonkoma moraine. The major groundwater divide trends north-south through these areas. From the divide, groundwater moves towards surrounding saltwater bodies along flow lines whose directions are normal to the water-table contours. The direction and rate of flow are controlled by the hydraulic gradient and the volume and permeability of the material through which the water moves.

Groundwater flow at the Facility is estimated towards the southeast direction based upon groundwater contour maps developed by the USGS in 2010.

1.6 Site Features

1.6.1 Buildings and Structures

There is one (1) temporary building located on the property, the office trailer. This trailer is proposed to be the Facility's main office and scale house. The temporary trailer is located in the



southwest corner of the site, approximately 250 ft north of the of the facility entrance. Because the Facility does not have a scale, volume estimates will be requested from clients and confirmed by the scale house attendant at the front window. Inbound/outbound logs, authorization documents, annual reports, and required tracking documents will be stored at this office and maintained. Inbound traffic is directed past the trailer before tipping of materials is permitted. A corrugated steel garage bay that is used to store and repair equipment is also located on the site. No processing of materials will occur within an on-site enclosure.

1.6.2 Traffic Patterns

This permit will enable an efficient and reduced-impact environmental restoration of the site consistent with the consent order by coordinating the export and import of materials utilizing the same truck as often as possible. Inbound traffic will continue to enter through the Facility's main entrance on the east side of North Summit Boulevard. The truck driver will come to the office and disclose the contents of the vehicle. A scale house attendant will inspect the material from an elevated surface and direct the driver to the appropriate tipping area, if the material is found to be acceptable. The designated tipping area will be subject to change throughout the restoration of the property, with site grade adjustment likely to progress in an east to west sequence. Trucks containing 20 CY to 30 CY loads will be directed to tip the contents into the active backfilling area. Vehicles will exit the Facility via the main entrance. The average number of private materials transport vehicles to enter/exit the Facility is estimated at 35 vehicles per day. The maximum number of private transport vehicles to enter/exit the Facility is 50 vehicles per day.

1.6.3 Utilities

Domestic water to the Facility is provided by on-site private well water. Septic service is provided by an on-site sewage disposal system consisting of a septic tank and leaching pools.

1.7 Future Land Use

Once the environmental restoration of the site is complete pursuant to a new consent order and NYSDEC Part 360 permit, 4OCR plans to redevelop the site consistent with applicable zoning.



2.0 FACILITY OPERATIONS

The Facility seeks to perform a major grade adjustment within its former life of mine consistent with this permit and the consent order.

The Facility will accept inert C&D material, including brick, concrete, soil, and natural stone materials, which may include marble, granite, and limestone. Soil that is imported shall meet General Fill criteria. Inbound and outbound traffic will be via the Facility's main entrance on the east side of North Summit Boulevard. An on-site security camera system has been installed at the Facility entrance to record materials hauled to/from the Site. Additional cameras have been installed to view areas of interest, including the C&D processing area and staging area. The camera system will be operational 24 hours per day, seven (7) days per week and video recordings of the feed will be available to the NYSDEC during site visits and will be accessible via an internet portal. Video recorded from the on-site security system will be stored on a local server that maintains at least one week's worth of recorded video. Installed camera system will remain stationary and will be deployed at a location that ensures that the whole site can be viewed by the camera system. Incoming materials will be documented in a daily log and inspected by a trained 4OCR employee to verify contents and to ensure that unauthorized materials are not accepted at the Facility. Trucks will then be directed to the appropriate tipping area and will be reinspected for hidden contents by an equipment operator. Additionally, loads accepted at the Facility will be individually and discretely staged in the phased working area, with a numbered identification flag placed on each pile which corresponds with loads listed in Facility Log and associated manifests. Loads deposited in the tipping area will be discretely staged to ensure each load can be evaluated individually. These loads will remain in place until a NYSDEC representative approves loads are acceptable for incorporation in grade adjustment. Loads containing unauthorized materials will be rejected upon discovery of contents. If de minimis amounts of readily removable materials are accepted, they will be separated by manual or mechanical means and inspected by an authorized NYSDEC representative before incorporation into grade adjustment.

During the restoration, the Facility will handle source separated concrete, bank run soils, and locally excavated fill materials. The location and size of the outdoor storage areas for processed and unprocessed solid materials, screenings, recycled product, process residues and unauthorized materials are displayed in **Figure 3-CDDHRF Site Plan- Phase A** and **Figure 4-CDDHRF Site Plan- Phase B**.

Recyclable materials, including metals/rebar, will be segregated and placed into an appropriate roll-off container for transfer to an authorized scrap metal recycler. Non-recyclable residues will be placed in roll-offs and hauled to a licensed facility. Materials may be processed using on-site equipment, including crushers, screeners, and grinders facilitated through the use of payloaders and excavators, which may employ the use of grapples and hammers.

If received loads are beyond salvageable and require off-site disposal, materials will be reloaded onto the vehicles from which they came. If unacceptable or unusable materials are identified after the vehicle has departed site, the materials will be added to the consolidation stockpile



identified within **Appendix A- Soil Management Plan** and disposed at an appropriate disposal location.

2.1 On-Site Grade Adjustment Operations

2.1.1 Remaining On-Site Materials

4OCR intends to use qualified residual on-site stockpiles for restoration of the site to grade. The largest on-site stockpile is largely composed of concrete washout and larger concrete chunks, commingled with a small amount of soil. The Facility plans to crush the concrete using a scalper/screener to develop an RCA blend acceptable for structural use in the grade adjustment, or for temporary roadways in the Facility.

Remaining on -site materials were qualified for potential reuse based upon laboratory results indicating that materials meet General Fill Soil Cleanup Objectives. 4OCR recognizes that some of the remaining materials may require additional processing prior to incorporation to grade.

Prior to screening or crushing, excavators will pick visible large debris items using either a front loader or an excavator. Materials displaying inert contaminants will be placed into a hopper, which will then travel over a conveyor belt, before being fed into a scalper/screener. Laborers will be employed along the conveyor belt, who will hand pick visible debris prior to processing. The scalper/screener will employ a 3/8" screen to ensure remaining material will be free from debris. Wastes removed during the material processing will be placed into separate waste containers, which may include C&D, metals, or wood. These wastes will be disposed at an authorized facility. Recyclables, such as scrap metal, will be held up to 180 days onsite before being shipped to an appropriate metal recycling facility.

If materials within remaining stockpiles are noted to contain cinder, slag, coal, ash, or any other evidence of incineration byproducts or historic fill indicators, affected wastes will not be considered for additional processing. Fill materials containing historic fill indicators will be removed and placed in the consolidated waste stockpile.

2.1.2 Incoming Loads

Pursuant to a consent order entered with NYSDEC to facilitate the environmental restoration of the property, this facility proposes to accept inert C&D materials including soil, concrete, brick, and natural stone materials to incorporate into the site grade adjustment. Each load received at the Facility will be thoroughly inspected by the scale house attendant upon arrival at the property. The Facility operator reserves the right to request analytical sampling results and tracking documents from any generator of material. If inbound materials contain majority soils and have not yet been tested for General Fill criteria, then they will be staged in the designated untested fill tipping area for qualification by a QEP. Once qualified as General Fill, materials staged within the bunker will be staged in discrete stockpiles for incorporation into grade adjustment or hauled to the CDDHRF operation and incorporated into unprocessed soil windrows. Each load received at the Facility will be accompanied by a manifest document, which will correspond with an entry in the Facility's master log. Accepted materials will be subjected to the staging and sampling procedures outlined in Section 2.1.3 below. A process flow diagram depicting grade adjustment operational procedures is included in **Figure 12-Process Flow Diagram- Grade Adjustment**.



2.1.3 Backfill Calculations and Phased Progression Plan

Due to the amount of material required to reclaim the mine pit, backfilling of the mine is proposed to be broken into six phases. The completion of each phase will allow the Facility operators to lease and/or develop the reclaimed portions into the intended uses, which may include commercial scale renewable energy installations, such as solar farms or battery storage facility, a rail transfer facility, or commercial condominium spaces. A key map for phases proposed is included in **Figure 5- Phased Progression Plan Key Map**. The duration of the backfilling operation is expected to be completed in approximately three (3) to five (5) years, depending on market conditions, ability to acquire materials, and future development plans for the site. The anticipated schedule of progression is as follows:

Phase 0

Phase 0 is the grade adjustment proposed within the SMP to allow for the construction of the contained staging area, or "CSA". The CSA is a 200-foot by 200-foot area and will be constructed of masonry blocks to allow for the containment of 26,092 cubic yards (CY) of contaminated materials to be removed from the Facility. In order to develop an expanded area large enough to construct the CSA, the SMP proposed that materials contained within the JFK-1, JFK-2, and concrete wash stockpiles, which did not contain any impacted materials, would be incorporated into the southern slope. The cumulative volume of these stockpiles is 66,207 CY, which will be incorporated into grade prior to the issuance of this permit. Refer to **Appendix A- Soil Management Plan**.

Phase 1

Phase 1 is proposed to begin backfilling operations from Phase 0 and extend grade into the southeast corner of the pit. Portions of this section will require filling up to 28 feet of material to raise to grade, which is assumed to be an elevation of 41'. Phase 1 is estimated to require approximately 85,369 CY of material to backfill to grade. Assuming an import rate of about 35 trucks per day, or 805 CY of material per day, it is anticipated that backfilling of Phase 1 will be completed approximately 4-5 months after site operations commence. The area to be backfilled in Phase 1 is proposed to be developed into a warehouse space, a portion of battery storage, and will house the rail spur to be added to property. Refer to **Figure 6- Phased Progression Plan Phase 1**.

Phase 2

Phase 2 is proposed to continue backfilling in the Northeast section of the pit in the vicinity of the Stockpile 3 and reserved topsoil stockpiles. Portions of this section will require filling up to 32 feet of material to raise to grade, which is assumed to be an elevation of 47'. Phase 2 is estimated to require approximately 190,204 CY of material to backfill to grade. Assuming an import rate of about 35 trucks per day, or 805 CY of material, it is anticipated that backfilling of Phase 2 will be completed approximately 9-10 months after the completion of Phase 1. The area to be backfilled in Phase 2 is proposed to operate as a transloading & storage facility. Refer to **Figure 7- Phased Progression Plan Phase 2**.



Phase 3

Phase 3 is proposed to continue backfilling immediately to the west of previously backfilled Phase 2. Portions of this section will require filling up to 31 feet of material to raise to grade, which is assumed to be an elevation of 47'. Phase 3 is estimated to require approximately 136,922 CY of material to backfill to grade. Assuming an import rate of about 35 trucks per day, or 805 CY of material, it is anticipated that backfilling of Phase 3 will be completed approximately 8-9 months after site operations the completion of Phase 2. The area to be backfilled in Phase 3 is proposed to be developed into contractor storage, and a portion of the proposed warehouse. Refer to **Figure 8- Phased Progression Plan Phase 3.**

Phase 4

Phase 4 is proposed to continue backfilling in the south-central section of the pit in the vicinity of the existing Stockpiles 5 & 6 and concrete wash stockpile. Portions of this section will require filling approximately 25-30 feet of material to raise to grade, which is assumed to be an elevation of 41'. Phase 4 is estimated to require approximately 122,783 CY of material to backfill to grade. Assuming an import rate of about 35 trucks per day, or 805 CY of material, it is anticipated that backfilling of Phase 4 will be completed approximately 6-7 months after completion of Phase 3. The area to be backfilled in Phase 4 is proposed to be developed into warehouse space, and will house a portion of the battery storage facility. Refer to **Figure 9- Phased Progression Plan Phase 4.**

Phase 5

Phase 5 is proposed to continue backfilling in the Northwest section of the pit in the vicinity of the existing Stockpile 1 and Dredge Material stockpile. Portions of this section will require filling up to 28 feet of material to raise to grade, which is assumed to be an elevation of 43'. Phase 5 is estimated to require approximately 118,144 CY of material to backfill to grade. Assuming an import rate of about 35 trucks per day, or 805 CY of material, it is anticipated that backfilling of Phase 5 will be completed approximately 6 months after the completion of Phase 4. The area to be backfilled in Phase 5 is proposed to be developed into contractor storage space, a portion of warehouse, and will house the proposed stormwater retention pond. Refer to **Figure 10- Phased Progression Plan Phase 5.**

Phase 6

Phase 6 is proposed to continue backfilling in the Southwest section of the pit in the vicinity of the existing JFK and concrete wash stockpiles. Portions of this section will require filling up to 28 feet of material to raise to grade, which is assumed to be an elevation of 40'. Phase 6 is estimated to require approximately 145,618 CY of material to backfill to grade. Assuming an import rate of about 35 trucks per day, or 805 CY of material, it is anticipated that backfilling of Phase 5 will be completed approximately 7-8 months after the completion of Phase 5. The area to be backfilled in Phase 6 is proposed to be developed into a warehouse space, a portion of the battery storage facility, and will house main access road to the property. Refer to **Figure 11- Phased Progression Plan Phase 6.**



2.2 Construction and Demolition Debris Handling and Recovery Facility Operations

4OCR proposes to operate a temporary Construction and Demolition Debris Handling and Recovery Facility (CDDHRF) during the reclamation of the pit. The Facility intends to develop high quality RCA and soil products manufactured to specifications for use in construction and landscaping applications and for use in the on-site grade adjustment.

Initially, CDDHRF operations are proposed to occur within the confines of the approximate areas of Phases 4 & 6, as displayed in **Figure 3- CDDHRF Site Plan- Phase A**. The staging and processing of materials is proposed to occur at the proposed locations through the completion of Phase 3 of the phased progression plan. Upon completion of Phase 3, it is anticipated that the removal of contaminated materials from the CSA will be completed. CDDHRF operations will occur within this proposed area until working area has been reduced to a size that operating in the pit is no longer feasible.

In order to continue CDDHRF operations below grade in an effort to minimize off-site dust and noise, the staging and processing areas will be limited to the area displayed within Phase 6, as displayed in **Figure 4- CDDHRF Site Plan- Phase B**.

2.2.1 Concrete

Trucks containing exhumed or demolished concrete, which may contain residual soils, are directed to appropriate tipping area for concrete. Visible debris in unprocessed material are picked and removed by hand or payloader prior to crushing. Unprocessed concrete is processed into a beneficial use material within 365 days of receipt.

Separated concrete and brick are staged in the appropriate tipping area until processed using the Sandvik QK341 jaw crusher to produce Recycled Concrete Aggregate (RCA). Best Management Practices (BMPs) are employed to ensure recycled products are free of contamination and built to state or municipal specification. The Facility develops RCA of varying sizes for varying applications, including oversized RCA, and 1" RCA. Incoming concrete or brick is not anticipated to be stored onsite for longer than 365 days unprocessed.

Total proposed on-site storage volumes for unprocessed and processed concrete material will be approximately 18,518 CY.

2.2.2 Soil/Fill Materials

Pursuant to a consent order entered with NYSDEC to facilitate the environmental restoration of the property, the facility may accept and process construction fill materials, brick, concrete, topsoil, or other soil products manufactured to specifications for use in construction and landscaping applications. Materials will be accepted in accordance with Part 360 regulations.

The operators intend for fill materials received at the Facility to be qualified as General Fill prior to acceptance at the Facility. Local contractors hauling unrestricted fill from small local excavations, which do not display evidence of visual or olfactory contamination, will be tip loads within the proposed 1,000 CY consolidation bins located outside of the confines of the pit at Phase



0. Once a consolidation bin has reached its capacity of 1,000 CY, the bin will be sectioned off with a rope or other suitable means of discouraging tipping or removal of contents. New inbound materials are then tipped in a secondary storage bunker. Once qualified as General Fill, soils contained within the designated consolidation bin will be discretely staged in individual loads along the working edge of the grade adjustment operation or will be incorporated into unprocessed soil stockpiles within the CDDHRF operation.

Qualified soils received on behalf of the C&D processing operation will be discretely stockpiled within the proposed processing area and will not be proximate to the active grade adjustment operation. Unprocessed soils will be stockpiled in windrow formations to facilitate inspection by NYSDEC monitors. Once approved by a NYSDEC monitor, approved materials may be processed by operator. Soils will then be processed and consolidated within a discrete processed soils stockpile.

In accordance with Part 360.13(e) and Part 361-5.2(e), beneficial use fill materials exiting a CDHRRF must meet General Fill criteria for legal placement of materials, therefore fill materials will be inspected by a Qualified Environmental Professional (QEP) to ensure that General Fill criteria is met before processing and distribution of screened fill or topsoil. Sampling of materials intended for off-site reuse will be sampled on a quarterly basis.

Total proposed on-site storage volumes for unprocessed and processed soils will be approximately 14,259 CY.

2.2.2.1 Inspection Upon Delivery

Loads inbound materials will be inspected at the scale house by the scale house attendant.

2.2.2.2 Testing Requirements

The QEP visually screens for any non-soil constituents, including concrete, brick, asphalt, plastics, paper, rubbish, or any other debris, and inspects for any odors or staining. Assuming the fill materials passes visual inspection by QEP, a five-point composite sample and VOC grab sample is collected from the pile and analyzed for analytes listed in the Part 375-6.8 Soil Clean-up Objectives table. If any potential contamination is observed during sampling, the material of concern is represented in the composite sample and the VOC grab will be taken from that location.

After receiving the results of the analysis, the QEP confirms that sampled materials meet the General Fill criteria, which must fall below the stricter of Residential and Protection of Groundwater standards. Once the QEP documents that the material is free of non-soil debris and passes chemical analysis, they determine the material meets General Fill criteria.

Should the material fail chemical analysis, it is hauled to an appropriate disposal facility. If material fails Residential standards, but pass Protection of Groundwater standards, it may be disposed at a Long Island C&D landfill. If material fails any Protection of Groundwater standards, it shall be disposed of at an authorized facility off-island. Processed and segregated waste materials in roll-off or stockpiled will be staged and handled in accordance with NYSDEC regulations and disposed



of as required by Part 360 regulations. Recyclables, such as scrap metal, will be held up to 180 days onsite before being shipped to an appropriate metal recycling facility.

Prior to collecting samples, the Facility operator will notify NYSDEC of intent to sample and the opportunity to witness sample event or to collect split samples. Samples will be collected by a field hydrogeologist on behalf of the QEP and an appropriate chain of custody will be completed. The QEP will review lab results and will perform a visual characterization to confirm materials are free from any historic fill indicators or unapproved C&D debris. Once samples have been collected, analyzed, and approved by chemical and physical analysis, the QEP will certify the materials may qualify as general fill analytical criteria and may be staged for approval by NYSDEC into grade adjustment. Lab reports, chain of custodies, and supporting documentation developed by the QEP will be submitted to NYSDEC for review.

2.3 Process Flow

A process flow diagram for the grade adjustment operation is included as **Figure 12- Process Flow Diagram- Grade Adjustment**. Additional process flow diagrams for CDDHRF operations are included as **Figure 13- Process Flow Diagram- Concrete/Brick** and **Figure 14- Process Flow Diagram- Soil**.

2.4 Equipment

The Facility has a variety of equipment used on site to assist in site excavations, crushing operations, on-site transport of materials, and regrading of the site. A list of this equipment includes:

- a. Sandvik QK341 (or equivalent) Jaw Crusher
- b. Stacking Conveyor
- c. CAT 349 hydraulic excavator
- d. Komatsu PC-290 hydraulic excavator
- e. Komatsu WA-470 payloader
- f. Komatsu HM-400 haul trucks
- g. CAT 289 skid steers
- h. CAT D5 Bulldozer
- i. Hamm 3412 soil compactor
- j. Water Truck (for dust mitigation)

2.5 Staging Areas and Designations

Designated tipping and stockpile staging area will be dependent of progression of the site backfilling operation, as described in Section 4.2- Phased Progression Plan. Incoming materials, handled in accordance with Section 3.1.2, will be deposited in proximity to the edge of the slope of the active phase.

2.6 Traffic Flow

Inbound traffic will enter facility through the main access point on North Summit Boulevard nearest to the office. The truck driver will come to office and disclose contents of vehicle. Scale



house attendant will inspect the material and direct driver to the appropriate access road, which will vary based upon the active backfill area. The traffic pattern for each Phase of the grade adjustment is displayed on each Phase of the Phased Progression Plan Figures. Note that multiple traffic lines are displayed within each Phase to indicate the evolution of traffic patterns during the active filling of the Phase. Vehicles will exit the facility via main access point on North Summit Boulevard. The average number of private materials transport vehicles to enter/exit the facility is estimated at 35 vehicles per day. The maximum number of private transport vehicles to enter/exit the Facility is 50 vehicles per day.

2.7 Operation Schedule

The hours of operation are Monday through Saturday, 7:00am to 5:00pm. 4OCR employees arrive at 6:00am to prepare for the day's activities and stay after the gates close at 4:30pm to complete material inspections, flagging, or incorporation of approved materials into the grade, usually until 5:00pm, but no later than 5:30pm.

3.0 PROPOSED ENGINEERING CONTROLS

3.1 Site Control and Security

The Facility is in close proximity to undeveloped, agricultural, and industrial land uses. Most of the processing area is contained within the 30-foot-deep sidewalls of the former mine pit. The eastern border of the property located alongside the Peat & Son Nursery, for which access can only be accessed by driving through facility entrance at Old Country Road and passing through yard and over train tracks. The southern portion of the property is immediately adjacent to the LIRR rails. The remainder of the property is surrounded by undeveloped land, with large trees and brush, which acts as a natural barrier to prevent unauthorized access. The main entrance is secured by a locked gate, which is closed outside of business hours.

3.2 Dust Suppression

The Facility has several engineering controls in place to mitigate dusty conditions at the site. First, the mine pit sidewalls minimize the effects of windy conditions on operations by providing a degree of shelter from windy conditions and blocking dust from leaving the site on the north, east, west, and south sides of the property. In addition, the Facility also has trees and other vegetations around much of the border which functions similarly to prevent dust from travelling off-site. The Facility will regularly employ the use of a water truck when weather conditions dictate that additional dust suppression is required. The water truck wets the surface of soils on-site, which develops a small crust along the surface and significantly decreases the potential of dust to travel through the air. A sprinkler system or truck wash may also be used near the facility entrance/exit to ensure that dust/dirt caused by vehicle traffic coming in and out of the Facility does not track onto North Summit Boulevard. A truck wash station will also be constructed, if necessary, to reduce tracking of materials onto public roadways. If dust cannot be controlled due to failure of engineering controls or extreme weather conditions, operations will be suspended until nuisance conditions can be controlled.



3.3 Odor Control

The Facility will not accept any putrescible materials, and therefore does not anticipate any odors or fugitive emissions from the site.

3.4 Noise Control

The land immediately surrounding the site varies, with land use including agriculture to the east, railroad tracks to the south, commercial to the west and undeveloped land. The nearest residence is approximately 180 feet west of the Facility. The facility has historically been operated as a mine site and material processing facility that has utilized heavy equipment and trucks to import and export materials. In addition, a majority of the site is currently 30 feet plus below surrounding elevation. Pursuant to a consent order entered with NYSDEC to facilitate the environmental restoration of the property, the facility may accept and process construction fill materials, brick, concrete, topsoil, or other soil products which will be processed to specifications for use in construction and landscaping applications and for site grade adjustments. In order to meet the restoration requirements, heavy earth moving equipment, concrete crushing equipment and trucks will be utilized onsite.

Due to existing site features, including depth, Grade changes, natural vegetation buffers, elevated noise levels at the property boundary in excess of Town of Southampton commercial standards of 70 dBA's between 7:00 a.m to 7:00 p.m are not anticipated. In addition, the facility will ensure compliance with the noise control ordinance included in NYSDEC Part 360.19 (j) of 62 dBA/s at the property line between 7:00 a.m to 10:00 p.m. If potential for noise level exceedances are realized, property line monitoring can be implemented to confirm compliance and if needed adequate controls will be taken, including truck routing, equipment staging and processing area staging to ensure compliance with the Town noise standards.

3.5 Stormwater Control

The site currently consists of a former mine pit and the sidewalls slope in towards the center of the site. Due to site contours, off-site stormwater migration currently is not an issue. The facility will be maintained to ensure that the stormwater continues to be contained onsite and does not run off site as the site is restored and a grade adjustment made. When future development plans are determined, the applicant will work with NYSDEC and the Town of Southampton to develop a site plan that continues to ensure that storm water is managed onsite and does not impact the surrounding properties. As such, it is not anticipated that a NYSDEC State Pollutant Discharge Elimination System (SPDES) Permit will be needed for this facility.

4.0 MONITORING REQUIREMENTS

4.1 Wind Direction and Speed

When grading, screening, or crushing materials, the Facility will be cognizant of wind speed, wind direction, temperature inversions, other weather-related factors, and operational conditions. If conditions are such that engineering controls and best management practices employed by the Facility cannot prevent dust or odor from containment on-site, the Facility will modify or suspend operations until conditions improve. This consideration of conditions will ensure that dust, debris,



and nuisance odors do not impact sensitive receptors, especially the residential community located to the south of the Facility.

5.0 CLOSURE PLAN

5.1 Procedure to Close the Facility

This plan has been prepared for the NYSDEC Division of Materials Management in accordance with Part 360.21 in order to enable the discontinuation of grade adjustment operations at the site to facilitate future development. 4OCR will provide written notification at least 30 days prior to the anticipated final receipt of materials and within seven days of completion of closure activities.

Within 30 days of receiving the final quantities of materials at the Facility, 4OCR will prepare an Annual Report for submission to the Department.

Within 60 days of receiving the final quantities of materials at the Facility, 4OCR will remove processed and unprocessed materials to a facility authorized to accept materials.

Within 90 days after receiving the final quantity of materials, closure activities, including removal of products resulting from the processing of materials and decontamination of equipment and structures, will be documented and proof submitted to the Department.

4OCR will submit a certification prepared by a NYS Licensed Professional Engineer that the facility has been closed in accordance with NYSDEC requirements within 30 days of completion of closure activities.

5.2 Closure Cost Estimate for the Facility

Pursuant to a consent order entered with NYSDEC to facilitate the environmental restoration of the property, the facility proposes to accept inert C&D materials including soil, concrete, brick, and other natural stone materials, to incorporate into the site grade adjustment, as well as to produce state/municipal, or construction specifications. Because materials received at the Facility may be incorporated into the grade adjustment, off-site disposal of these materials is not required. Therefore, it is the opinion of PWGC that financial assurance for the proposed Facility is not required.

5.3 Post Closure Monitoring

Pursuant to a consent order entered with NYSDEC to facilitate the environmental restoration of the property, C&D materials accepted and stored at the facility are inert and are not anticipated to contain hazardous materials. In addition, existing waste soils at the facility will be removed as part of the restoration process. As a result, following closure of the facility, future monitoring of the facility is not warranted.



6.0 CONTINGENCY PLAN

6.1 Local Emergency Response

In the event of an emergency, the 911 telephone system will be utilized to contact emergency services. The subject facility is within the jurisdiction of the following emergency agencies, who will be provided with a copy of the contingency plan:

- a. Westhampton Beach Police Department
165 Mill Road
Westhampton Beach, NY 11978
(631)288-3444
- b. Southampton Town Police Department
110 Old Riverhead Road
Hampton Bays, New York 11946
(631) 728-5000 or Dial 911
- c. Westhampton Beach Fire Department
92 Sunset Avenue
Westhampton, NY 11978
(631) 288-1255 or Dial 911
- d. Westhampton War Memorial Ambulance
3 Hazelwood Avenue
Westhampton Beach, New York, 11978
(631) 288-1760 or Dial 911
- e. NYSDEC
Department of Chemical and Pollution Control
50 Circle Road
Stony Brook, NY 11790
1-800-457-7362

6.2 Emergency Coordinator Contact Information

The on-site emergency coordinators/contact personnel for the subject facility are:

- a. Grant Hendricks
29 Garner Lane
Bay Shore, New York 11706
(516) 819-3628 (Cell)
- b. Frank Amicizia
15 Chestnut Stump Road
Northport, New York 11768
(631) 332-6652 (Cell)



- c. Joe Sampogna
(516) 314-5031 (Cell)

- d. Laura Lucente
(516) 314-5031 (Cell)

6.3 Relevant Emergency Equipment Maintained at the Facility

A variety of first aid, firefighting, and spill response equipment is maintained at the facility, including one (1) standard OSHA First Aid kit, one (1) eye wash station, four (4) fire extinguishers, absorbency granules, cell phones, telephones, two-way radios, and emergency telephone numbers.

6.4 Personnel Evacuation Plan

Should an emergency occur, access or evacuation from facility will be provided from North Summit Blvd. All personnel will be instructed to move as quickly as possible outside of the facility entrance on the site access road.

6.5 Unauthorized Waste and Spills

A sign of business hours and materials accepted is displayed at the entrance of the Facility. Inbound materials, including uncontaminated soils, concrete, brick, natural stones, or any mix thereof, are inspected at the scale house by the scale house attendant who lists container contents in the Facility's master log. In addition to these precautions, the proceeding response plan is used to respond to the delivery or release of a hazardous waste or material:

The Facility only accepts the solid wastes permitted by the NYSDEC. The Facility will segregate classify materials appropriately if unauthorized waste is inadvertently received.

- C&D wastes will be loaded in a roll-off container and transferred to an authorized transfer station or disposal facility.
- Readily separable metals from mixed loads or from concrete rebar reinforcements will be picked using excavator buckets and placed in roll-off for transfer to an authorized scrap metal recycler.
- Soils exhibiting visual or olfactory contamination will be discretely stockpiled within the CSA and covered with a tarpaulin or equivalent to prevent potential leaching of contaminant. Sampling in accordance with disposal facility standards will be performed to characterize waste, and materials will be disposed in a timely fashion.



Pending the results or constituents of the unauthorized waste, disposal facilities may include:

- a. Posillico Wash Plant
1610 New Highway
Farmingdale, NY 11735
(631) 390-5777

- b. 110 Sand Company
136 Spagnoli Road
Melville, NY 11747
(631) 694-2822

- c. DPR Scrap Metal
125 Hopper Street
Westbury, NY 11590
(516) 280-9353

In the event of a small spill, the shift foreman will contain the spill using Speedi-dri absorbent. The shift foreman will notify the emergency coordinator and the hazardous waste contractor for collection and disposal of contaminated materials.

In the event of a large volume spill, the hazardous waste contractor is immediately contacted to arrange for cleanup and disposal of contaminated media. Speedi-dri absorbent is used to contain the spill until hazardous waste contractor arrives. The hazardous waste contractor cleans affected areas where spilled chemicals may have accumulated. Only trained personnel provided by the hazardous waste contractor are involved in the cleanup of hazardous materials or spills.

Hazardous waste contractors that will assist in the event of a cleanup may include:

- a. AB Environmental
1599 Ocean Avenue
Bohemia, NY 11716
(631) 567-6545

- b. Eastern Environmental
258 Line Road
Manorville, NY 11949
(631) 727-2700



7.0 STAFF TRAINING PLAN

All employees are required to be familiar with and comply with the Contingency Plan outlined in Section 6.0. In addition, formal in-person training sessions will be required on an annual basis for all employees involved with receipt, processing and/or transfer of regulated wastes. This training will include a review of health and safety procedures, as required by OSHA, and promote employee awareness of the availability of Safety Data Sheets (SDS), which identify the characteristics, health effects, and first aid procedures for chemicals that may be encountered during materials processing operations. The Contingency Plan, OSHA Training, SSDS, and Operational training will be evaluated and reviewed on an annual basis.



8.0 REPORTING AND RECORDKEEPING

All records listed below shall be maintained for no less than seven (7) years at the facility. These will be made available to NYSDEC staff upon request.

Daily log of materials: The facility will maintain a daily log of incoming and outgoing materials, including materials processed for beneficial use. The log shall be maintained for a minimum of seven (7) years and include, at a minimum:

- Date received
- Quantity
- Materials Type
- Planning Unit where materials were generated.
- Destination of any materials removed from the site or sent for beneficial use.

Monitoring Information: In addition to the daily log, records relating to monitoring of incoming materials, facility self-inspections, notifications and supporting documents relating to soils tested and approved for beneficial reuse by QEP, and inspection logs will be updated and maintained regularly and stored at the trailer office for logging and NYSDEC review.

Unauthorized Materials Records: Each incident report will include the date and time of receipt, description of the incident, location of generation of the unauthorized materials, description of the response, and final disposition of the materials. The records will be maintained for a minimum of 7 years.

Copy of Permit Application Documents: A copy of the permit and associated documents, including Engineering Report and Facility Manual, will be maintained at the 4OCR facility.

Annual Report: Facility will submit annual reports for materials received at the site during each calendar year by March 1 of the following year. Facility will maintain copies of these reports at the Facility for a minimum of 7 years.

C&D Tracking Forms: Facility will complete C&D Tracking forms for residues and materials that do not meet beneficial reuse criteria, which will indicate at a minimum, the names of the Facility (4OCR) the name of the transporter, and the intended destination of the material. Once received at the destination of recycling/disposal, the transporter will sign the tracking document to confirm its delivery. The receiving site will then sign the tracking document and return it to 4OCR within two weeks of delivery. The Facility will keep these tracking documents at the Office Trailer for 7 years as required by Part 360.19(k)(2).

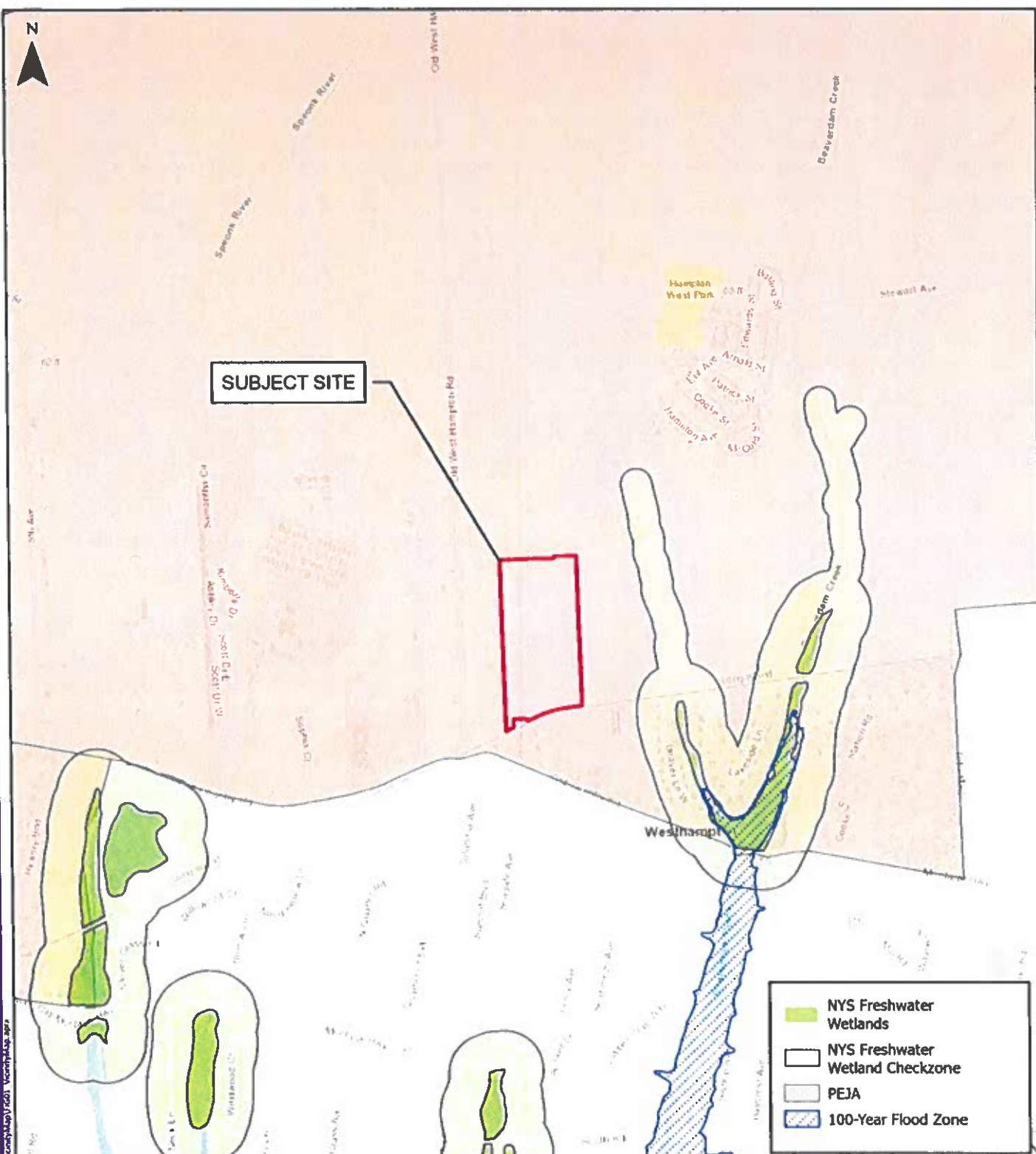


9.0 REFERENCES

- 6NYCRR Part 360-361– Subchapter B. Solid Waste (Solid Waste Management Facilities)
- ASTM Standard Practice for Description and Identification of Soils (Visual-Manual Procedure), D 2488-09
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- Franke, O.L., and McClymonds, N.E., 1972, Summary of the Hydrologic Situation on Long Island, N.Y. as a Guide to Water-Management Alternatives: U.S. Geological Survey Professional Paper 627-F, 59 p.
- Krulikas, Richard K. *Hydrologic Appraisal of the Pine Barrens, Suffolk County, New York*. U.S. Geological Survey, 1986.
- Miller, J.F., and Frederick, R.H., 1969, The Precipitation Regime of Long Island, New York: U.S. Geological Survey Professional Paper 627-A, 21 p.
- U.S. Geological Survey, 1995, 7.5-Minute Series Topographic Map of Middle Island, New York Quadrangle
- Peterson, D.S. (1987). Groundwater Recharge Rates in Nassau and Suffolk Counties, New York. U.S. Geological Survey



FIGURE 1

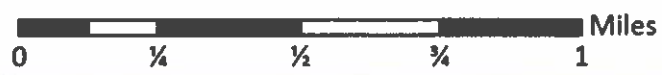


SUBJECT SITE

	NYS Freshwater Wetlands
	NYS Freshwater Wetland Checkzone
	PEJA
	100-Year Flood Zone

SITE LOCATION

76 North Summit Boulevard
Westhampton Beach, New York



P.W. GROSSER CONSULTING, INC.
630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6553 • Fax: 631-589-8705
pwgc.info@pwgros.com

Project:	IGC2101
Date:	11/18/2022
Designed by:	MM
Drawn by:	AM
Approved by:	MM
Figure No.	1

Document Path: W:\Projects\IGC2101\Map\Map1\IGC2101_Vesthampton\Map1.aprx



FIGURE 2

IGC2101 - NYSDEC Part 360 Permit Application, Engineering Report and Facility Manual

P.W. GROSSER CONSULTING, INC.
P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, P.C.

PHONE: 518.335.3636 63 PUTNAM STREET, STE 202
PWGROSSER.COM SARATOGA SPRINGS, NY 12866

LONG ISLAND • MANHATTAN • SARATOGA SPRINGS • SYRACUSE • SHELTON



FIGURE 3



PMWGC
 CLIENT DRIVEN SOLUTIONS
 P.W. GROSSER CONSULTING ENGINEER
 & HYDROGEOLOGIST, P.C.
 400 Avenue A, Suite 7
 Westhampton, NY 11977
 Phone: 815-348-6333 Fax: 815-348-6099
 Email: pmwgc@pmwgc.com

CORREL DATES

4 OLD COUNTRY ROAD LLC
 4 OLD COUNTRY ROAD
 WESTHAMPTON, NY 11977

**PHASED
 PROGRESSION
 PLAN**

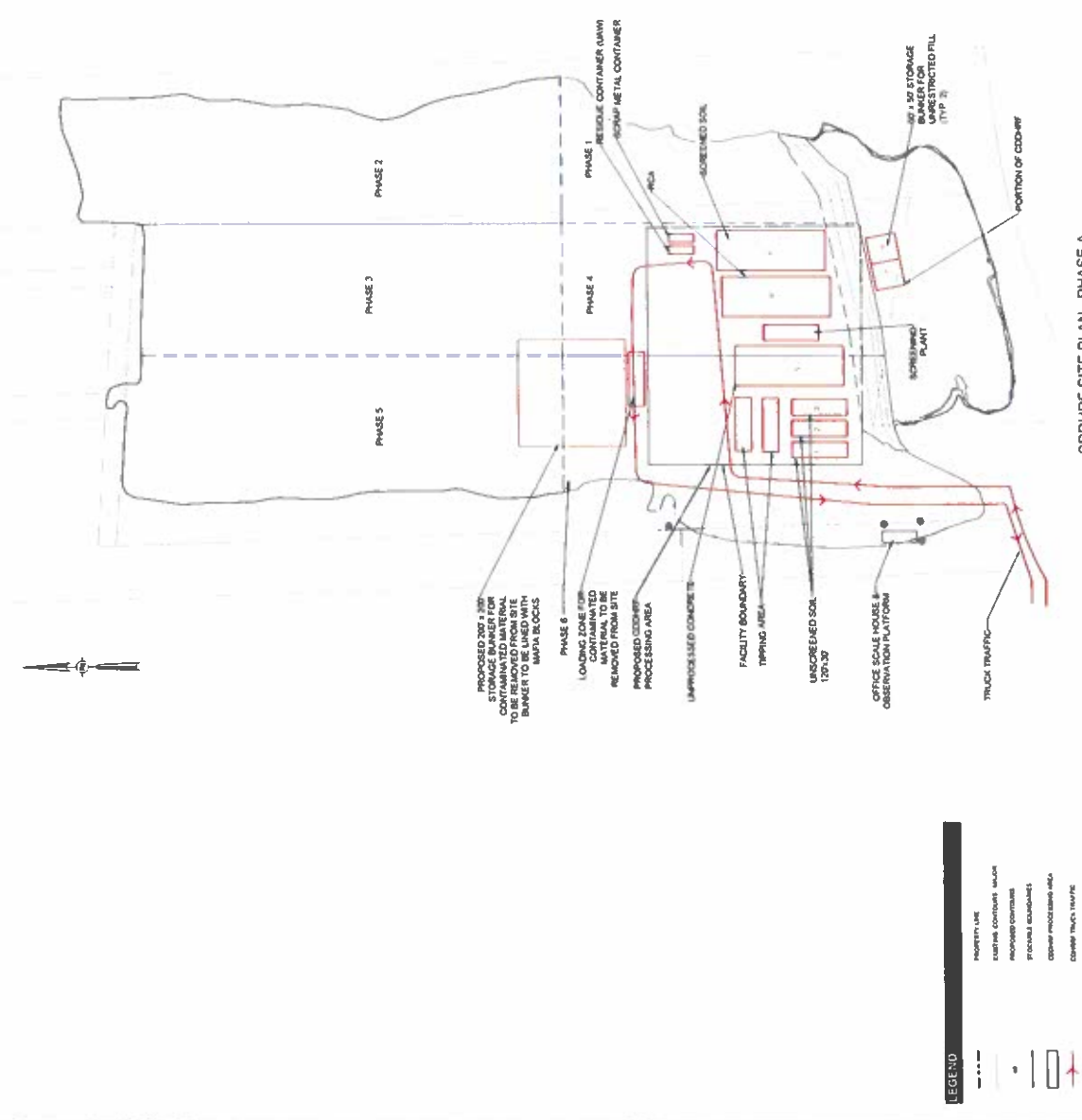
WESTHAMPTON BEACH, TOWN OF WESTHAMPTON
 SUFFOLK COUNTY, NEW YORK

**CDDHRF SITE PLAN
 PHASE A**



TABLE 1.1 STORAGE CALCULATIONS FOR COARSE STORAGE MATERIAL

No. of Containers	Minimum Size		Height (ft.)	Volume (cu. ft.)	Material Weight (tons)	Area (sq. ft.)	Material Volume (cu. yd.)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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- LEGEND**
- PROPERTY LINE
 - EXISTING CONTAINER STACK
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CDDHRF SITE PLAN - PHASE A

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1. STORAGE CONDITIONS FROM CURRENT CONDITIONS OBSERVED ON PUBLICALLY AVAILABLE INFORMATION AND SITE VISIT.
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3. ALL DIMENSIONS ARE IN FEET AND INCHES.

PREFERENCES

1. PROPERTY INFORMATION FROM NEW YORK STATE CLARIFICATION: BARRIERS TO BE CONSTRUCTED FROM ASPHALT BLOCKS, ELEVATION MODEL, INCORPORATING SURFACE ELEVATION DATA AND OTHER INFORMATION FROM PHASE 2 OF THIS INVESTIGATION REPORT.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.

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FIGURE 4

IGC2101 - NYSDEC Part 360 Permit Application, Engineering Report and Facility Manual

P.W. GROSSER CONSULTING, INC. PHONE: 518.335.3636 63 PUTNAM STREET, STE 202
P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, P.C. PWGROSSER.COM SARATOGA SPRINGS, NY 12866

LONG ISLAND • MANHATTAN • SARATOGA SPRINGS • SYRACUSE • SHELTON

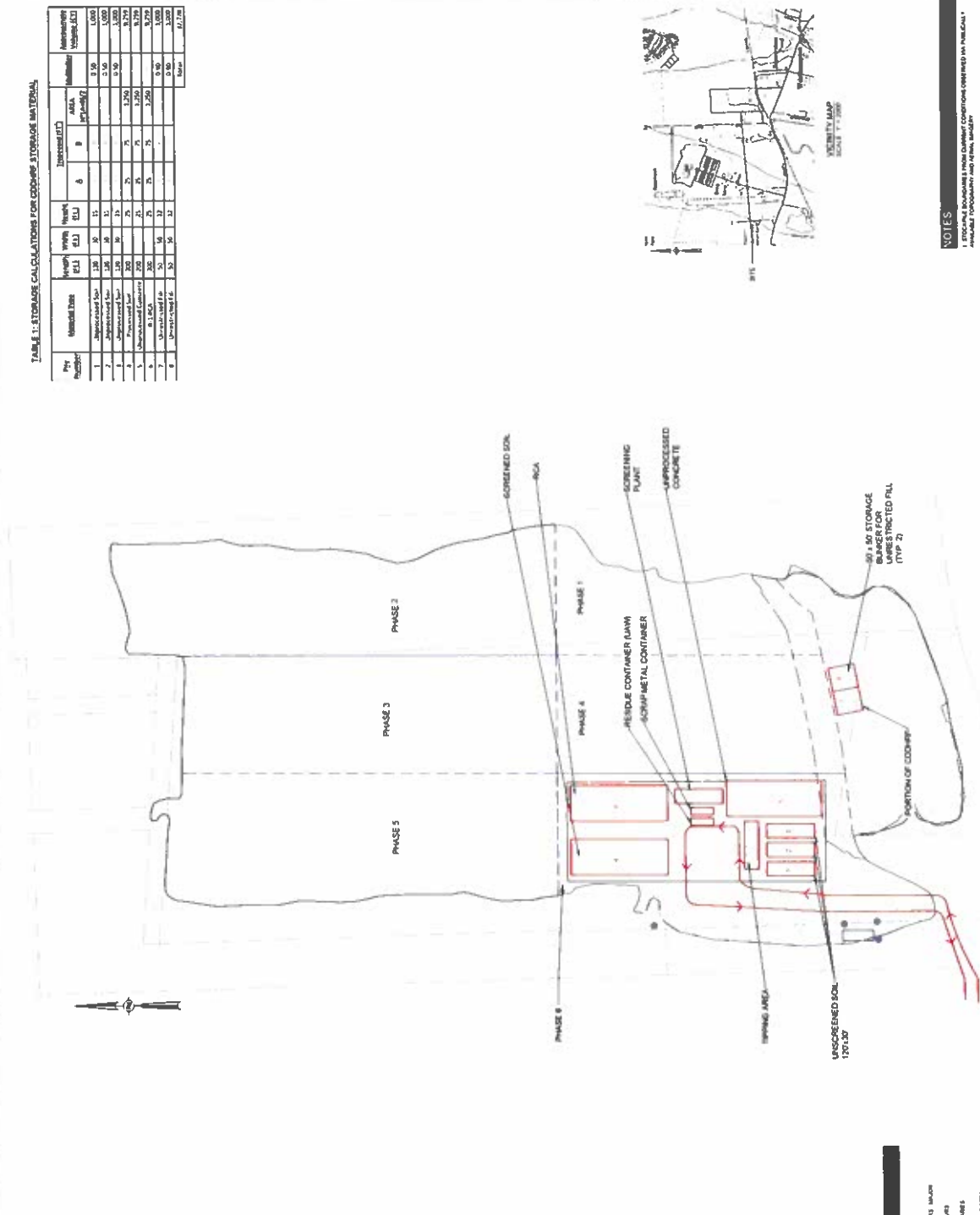


PMWGC
 CLIENT DRIVEN SOLUTIONS
 P.W. CROSSER CONSULTING ENGINEER
 & HYDROGEOLOGIST, P.C.
 699 Madison Avenue, 4th Floor
 New York, NY 10022
 Phone: 212-368-4333 Fax: 212-368-4334
 Email: pmwgc@pmwgc.com

COMMENTS:

TABLE 1: STORAGE CALCULATIONS FOR CDDHRF STORAGE MATERIAL

Item No.	Description	Volume (cu yd)		Density (pcf)	Weight (lb)		Area (sq ft)	Thickness (ft)	Volume (cu yd)	Remarks
		Net	Gravel		Net	Gravel				
1	Unscreened Soil	132	0	11	1452	132	1000	0.00	132	
2	Screened Soil	132	0	11	1452	132	1000	0.00	132	
3	Unscreened Soil	132	0	11	1452	132	1000	0.00	132	
4	Screened Soil	132	0	11	1452	132	1000	0.00	132	
5	Unscreened Soil	132	0	11	1452	132	1000	0.00	132	
6	Screened Soil	132	0	11	1452	132	1000	0.00	132	
7	Unscreened Soil	132	0	11	1452	132	1000	0.00	132	
8	Screened Soil	132	0	11	1452	132	1000	0.00	132	
9	Unscreened Soil	132	0	11	1452	132	1000	0.00	132	
10	Screened Soil	132	0	11	1452	132	1000	0.00	132	
Total									132	0



CDDHRF SITE PLAN - PHASE B

SCALE: 1" = 100'
 SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- ELECTRIC CONDUITS
- WATER MAINS
- SEWER MAINS
- PROPERTY BOUNDARIES
- EXISTING BUILDINGS
- EXISTING PAVED AREAS
- EXISTING UNPAVED AREAS
- EXISTING TRUCK TRAILS
- PROPERTY CORNER LOCATIONS
- EXISTING UTILITY LOCATIONS
- EXISTING UTILITIES
- EXISTING DRIVEWAYS

NOTES

- EXISTING CONDITIONS FROM DRAWING CONDITIONS OBTAINED BY FIELD SURVEY.
- EXISTING CONDITIONS FROM FIELD SURVEY.

MAP REFERENCES

- PROPERTY DOCUMENT FROM NEW YORK STATE DEPARTMENT OF TAXATION
- EXISTING RECORD DRAWINGS, AS SHOWN ON THESE DRAWINGS
- EXISTING RECORD DRAWINGS, AS SHOWN ON THESE DRAWINGS
- EXISTING RECORD DRAWINGS, AS SHOWN ON THESE DRAWINGS



PHASED PROGRESSION PLAN

4 OLD COUNTRY ROAD LLC
 8 NORTH COUNTRY ROAD
 WESTYON, NY 10597

WESTYON TOWN, TOWN OF WESTYON
 SUFFOLK COUNTY, NEW YORK

CDDHRF SITE PLAN PHASE B



10000



FIGURE 5

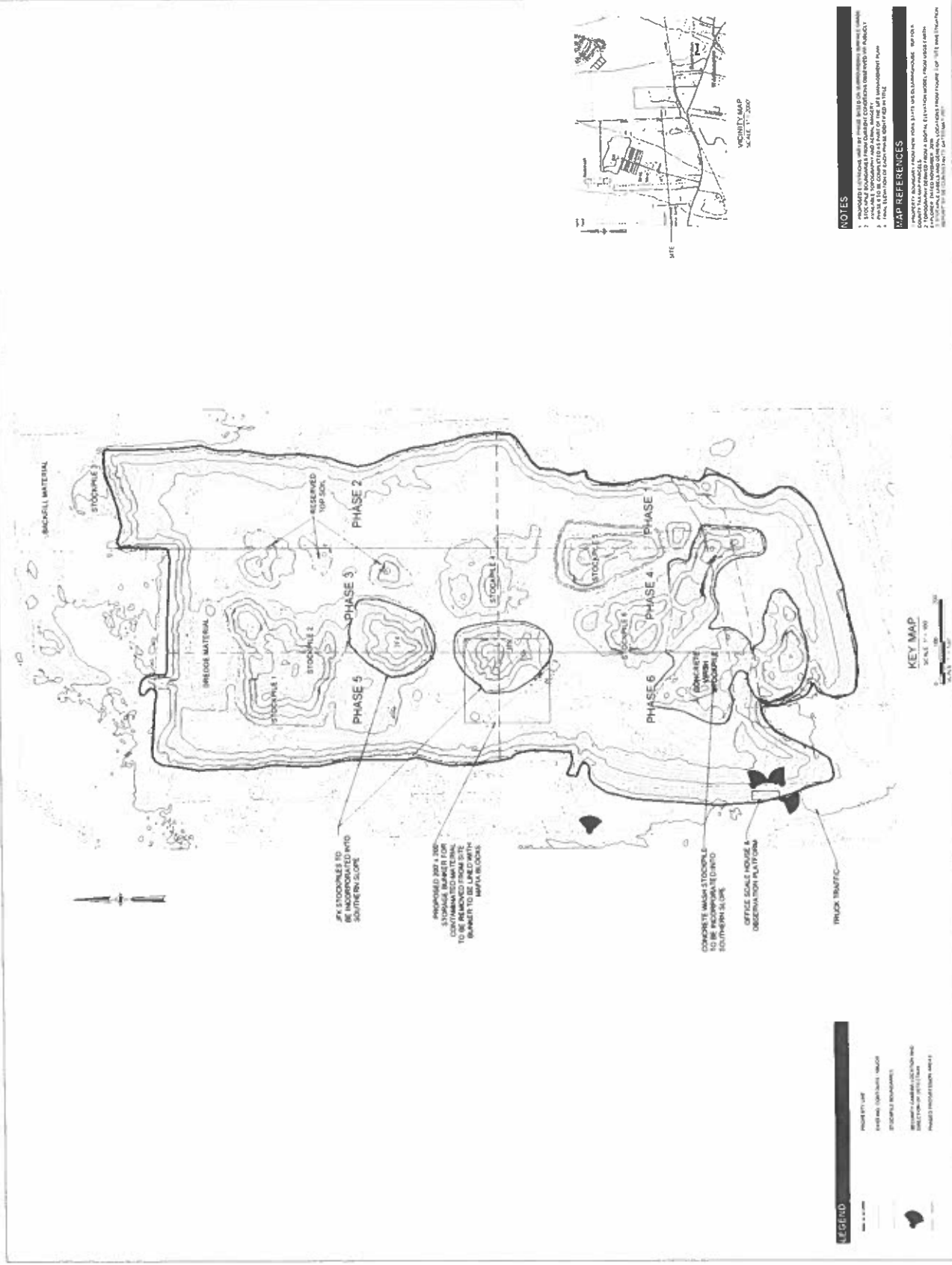




FIGURE 6

IGC2101 – NYSDEC Part 360 Permit Application, Engineering Report and Facility Manual

P.W. GROSSER CONSULTING, INC.

P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, P.C.

PHONE: 518.335.3636 63 PUTNAM STREET, STE 202
PWGROSSER.COM SARATOGA SPRINGS, NY 12866

LONG ISLAND • MANHATTAN • SARATOGA SPRINGS • SYRACUSE • SHELTON

YULIYA VIOLA
Associate
yviola@certilmanbalin.com

May 5, 2023

Via Regular Mail and Email

Central Pine Barrens Joint Planning and Policy Commission
Attn: Ms. Judith Jakobsen, Executive Director
624 Old Riverhead Road
Westhampton Beach, NY 11978

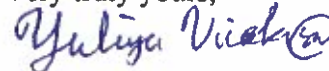
Re: **Request to Adjourn the May 17, 2023 Public Hearing to June 21, 2023**
Ascend Realty Partners, LLC
One Research Road, Ridge, New York
SCTM No.: 0200-459-1-1.004
Our File: 54226.0002

Dear Ms. Jakobsen:

As you know, our firm represents Ascend Realty Partners, LLC in connection with the applied to the Central Pine Barrens Joint Planning and Policy Commission a Core Preservation Area Extraordinary Hardship Exemption. We respectfully request to adjourn the May 27, 2023 public hearing on this matter to June 21, 2023.

Thank you for your professional courtesies.

Very truly yours,



Yuliya Viola, Esq.

DRAFT



May 17, 2023

Sundy A. Schermeyer
Town Clerk
Southampton Town
116 Hampton Road
Southampton, NY 11968

RE: SEQRA Lead Agency Coordination
Supplemental Generic Environmental Impact Statement (SGEIS)
Riverside Sewer District
Riverside Community Sewage Treatment Plant
Central Pine Barrens Compatible Growth Area

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Dear Ms. Schermeyer:

On April 28, 2023, the Central Pine Barrens Commission received the SEQRA Lead Agency Coordination for the subject proposal. The proposed facility will be constructed in the Central Pine Barrens Compatible Growth Area.

The Commission does not object to Southampton Town Board assuming Lead Agency for the proposed action.

Existing Conditions and the Proposed Project

The referral material contains a map titled "Phase I and Phase II Overall Site Plan" dated April 3, 2017, prepared by Nelson and Pope, that identifies a proposed STP location in the Southampton Enterprise Zone industrial subdivision. Force mains and pumping stations are also identified in the map. The tax map numbers listed in the map may be incorrect on the STP location. The map lists lots 900-141-1-9.6 and 9.7. The lots may be 900-141-1-9.25 and 9.31.

According to the referral, the Town Board has determined that a Supplemental Generic Environmental Impact Statement (SGEIS) is needed for the project to implement the zoning and realize the development plan for Riverside. The proposal is to develop a sewage treatment plant with a maximum flow of 800,000 gallons per day. The project consists of the construction of a sewage treatment plant, leaching area, pump stations, force main and related facilities. The STP will serve the Riverside hamlet defined in the Town's Riverside Hamlet Plan.

The Riverside sewer district is approximately 468 acres. The EAF Part I lists the total area of physical disturbance as 30.77 acres with 12.7 acres owned by the project sponsor. Two pump stations will be developed on two additional lots owned by the town including one that is 7.1 acres and one that is 4.5 acres, and construction will occur in right of ways.

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367
<https://pb.state.ny.us/>

Central Pine Barrens Status

The proposal must conform with the standards of the Comprehensive Land Use Plan. Please ensure conformance prior to implementation, pursuant to New York State Environmental Conservation Law Article 57 §57-0123(3)(a), which states:

..."no application for development within the Central Pine Barrens area shall be approved by any municipality or county or agency thereof or the commission, and no state approval, certificate, license, consent, permit, or financial assistance for the construction of any structure or the disturbance of any land within such area shall be granted, unless such approval or grant conforms to the provisions of such land use plan;"...

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

Julie Hargrave
Policy and Planning Manager

cc: Judy Jakobsen, Executive Director
John C. Milazzo, Counsel

Southampton Town Board
116 Hampton Road
Southampton, NY 11968



Sundy A Schermeyer Town Clerk
Telephone: (631) 287-5740
Fax: (631) 283-5606

April 27, 2023

Ms. Judy Jacobson
Central Pine Barrens Joint Planning & Policy Commi
624 Old Riverhead Road
Westhampton Beach, NY 11978



Dear Ms. Judy Jacobson:

Please be advised that the Town Board, at a meeting held on April 25, 2023 6:00 PM, reviewed the following resolution(s):

Town Board Resolution RES-2023-630 **Adopted [Unanimous]**
Coordinate Lead Agency for a Supplemental Generic Environmental Impact Statement (SGEIS) for the siting and construction of a Community Sewage Treatment Plant (STP) in the Hamlet of Riverside

Sincerely Yours,

Sundy A Schermeyer
Town Clerk

Southampton Town Board
116 Hampton Road
Southampton, NY 11968



Sundy A Schermeyer Town Clerk
Telephone: (631) 287-5740
Fax: (631) 283-5606

April 27, 2023

Ms. Judy Jacobson
Central Pine Barrens Joint Planning & Policy Commi
624 Old Riverhead Road
Westhampton Beach, NY 11978

Dear Ms. Judy Jacobson:

Responding to this letter will serve as an acknowledgement of receipt of the attached copies of resolutions adopted by the Southampton Town Board. Please sign this letter and return it to the Town Clerks Office via standard mail, by fax at 631-283-5606 or you may scan and email it back to townclerk@southamptontownny.gov.

Signature: _____ Date: _____

Please be advised that the Town Board, at a meeting held on April 25, 2023 6:00 PM, reviewed the following resolution(s):

Town Board Resolution RES-2023-630

Adopted [Unanimous]

Coordinate Lead Agency for a Supplemental Generic Environmental Impact Statement (SGEIS) for the siting and construction of a Community Sewage Treatment Plant (STP) in the Hamlet of Riverside

Sincerely Yours,

Sundy A Schermeyer
Town Clerk

**TOWN BOARD RESOLUTION 2023-630**

Item # 7.59

ADOPTED

DOC ID: 43157

Coordinate Lead Agency for a Supplemental Generic Environmental Impact Statement (SGEIS) for the siting and construction of a Community Sewage Treatment Plant (STP) in the Hamlet of Riverside

WHEREAS, in 2015 following public hearings and the preparation of a Generic EIS in accordance with Section 617.10 of 6 NYCRR (SEQRA), the Southampton Town Board as Lead Agency by resolution 2015-1227 accepted the Final GEIS and filed A Notice of Completion for Publication in the Environmental Notice Bulletin (ENB) as prescribed in SEQRA (6 NYCRR) Section § 617.12; and

WHEREAS, subsequently the Riverside Overlay District (ROD) Zoning Amendments were adopted into Chapter 330 of the Town Code of the Town of Southampton; and

WHEREAS, as identified in the GEIS, in order to implement the zoning and realize the development plan for Riverside, the construction of a Sewage Treatment Plant (STP) and creation of a Capital Improvement/Sewer District is necessary; and

WHEREAS, in anticipation of this, the Town of Southampton has worked with New York State's Environmental Facilities Corporation (EFC) to evaluate an Engineering Report that is required in order to formulate a sewer district to identify and describe information including but not limited to the specific details of the siting and design details for the plant, pump stations, wells, clearing of land, infrastructure plan and required easements and economic considerations; and

WHEREAS, the original GEIS did not contain the specific details of the required STP as denoted above since the Town has been acquiring multiple parcels for this purpose, therefore the Town Board has determined that a Supplemental Generic Environmental Impact Statement (SGEIS) is needed and since there are several additional agencies with oversight such as the NYS Pine Barrens Joint Planning Commission and the NYSDEC, the Town Board is re-coordinating Lead Agency pursuant to SEQRA; and

WHEREAS, the following are involved agencies:

1. New York State Department of Environmental Conservation-Region 1 (SPDES, STP Design, Permitting)
Attn: Susan Ackerman
50 Circle Road
Stony Brook, New York 11790-3409
2. Central Pine Barrens Joint Planning & Policy Commission (CGA)
Attn: Judy Jacobson, Executive Director
624 Old Riverhead Road
Westhampton Beach, New York 11978
3. New York State Environmental Facilities Corporation (Funding)
Attn: Harry Nelson, P.E. Manager, Metro and Eastern Projects
625 Broadway, Albany, New York 12207-2997

Harry.Nelson@efc.ny.gov

4. New York State Department of Transportation (Mains, pump station easement)
Region 10, Office of Right of Way
Perry B. Duryea, Jr. State Office Building
250 Veterans Memorial Highway
Hauppauge, NY 11788
Attn: Michael Librizzi
Real Estate Acquisition, Surplus Property, Property management
5. New York State Comptroller (Sewer district formation)
Attn: Michael Caplice, Long Island Regional Director
Office of Intergovernmental & Community Affairs
State Office Building, Suite 4A-8A
250 Veterans Memorial Highway
Hauppauge, NY 11788
6. Suffolk County Department of Health Services (Sewer connections)
Chief Craig Knepper, P.E., Office of Wastewater Management
335 Yaphank Avenue
Yaphank, New York 11980
7. Suffolk County Department of Public Works (Mains along County Roads, Individual sewer connections)
William Hillman, P.E., Chief Engineer
335 Yaphank Avenue
Yaphank, NY 11980
8. Suffolk County Water Authority
4060 Sunrise Highway
Oakdale, NY 11769
9. Suffolk County Sewer Agency
Joseph Brown, P.E., Commissioner of Public Works and Sewer Agency Chair
335 Yaphank Avenue
Yaphank, NY 11980
10. PSEG Long Island (electrical demand)
117 Doctors Path Riverhead, NY 11901
Attn: Chris Hawks
11. National Grid Environmental Department
175 East Old Country Road Hicksville, NY 11801
Attn: Cathy Waxman, Environmental Engineer
12. Southampton Town Planning Board (STP Site plan approval)
Attn: Jacqui Lofaro, Chair
13. Southampton Town Building Department (STP Building Permits)
Attn: Sean McDermott, Chief Building Inspector
14. Southampton Town Highway Department (Mains along Town Roads)
Attn: Charles McArdle, Superintendent

15. Southampton Town Engineering Department
Attn: Thomas Houghton, P.E., Town Engineer

WHEREAS, the following are identified as interested agencies:

1. FRNCA c/o Angela Huneault
P.O. Box 602
Riverhead, NY 11901
2. Peconic Estuary Partnership
Attn: Joyce Novak, PhD, Executive Director
300 Center Drive Room 250S, Riverhead NY 11901
3. Town of Riverhead
Attn: Dawn Thomas, Esq., Community Development Director
200 Howell Avenue, Riverhead NY 11901
4. Riverhead Central School District
Attn: Dr. Augustine E. Tornatore, Superintendent of Schools
814 Harrison Avenue
Riverhead, New York 11901

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Southampton hereby coordinates lead agency status and directs the Town Clerk to forward the Environmental Assessment Form (EAF) Part I to all involved agencies for the purposes of determining Lead Agency for the Supplemental SEQRA review; and be it further

RESOLVED, the Town Board hereby refers this SEQRA matter to the Suffolk County Planning Commission pursuant to General Municipal Law and authorizes the Department of Land Management to upload a copy of the proposal as per the County requirements via Plannin.ugpi9cmyw7vg0oku@u.box.com

Financial Impact:
None

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jay Schneiderman, Supervisor
SECONDER: Tommy John Schiavoni, Councilman
AYES: Schneiderman, McNamara, Martel, Bouvier, Schiavoni

**Full Environmental Assessment Form
Part 1 - Project and Setting**

RECEIVED

700 APR 25 P 11:17

Instructions for Completing Part 1

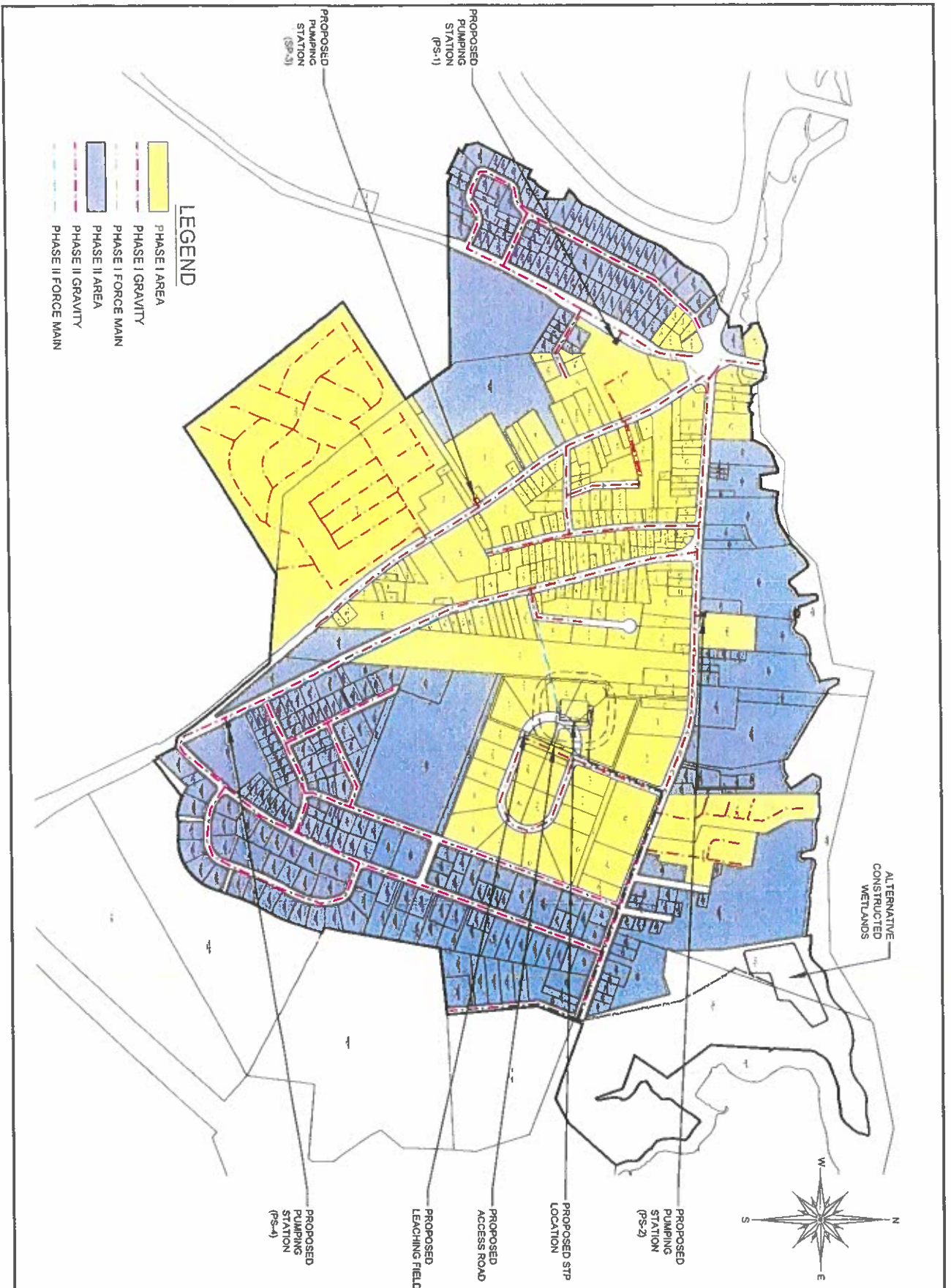
Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Riverside Sewer District, Sewage Collection System and Sewage Treatment Plant		
Project Location (describe, and attach a general location map): Hamlet of Riverside, Town of Southampton, Suffolk County, New York (See attached Location Map for district boundaries and key infrastructure locations)		
Brief Description of Proposed Action (include purpose or need): The proposed project involves the creation of the Riverside Sewer District which will include construction of a sequencing batch reactor sewage treatment plant (STP) and installation of sewage leaching pools, a network of sewer mains and force mains, and associated pump stations to collect and treat an average of 800,000 gallons of sewage per day broken into two phases. The purpose of the proposed action is to assist in the implementation of the Riverside BOA, Revitalization Action Plan and support associated Riverside Overlay zoning code amendments to economically revitalize the community and eliminate blight by promoting investment and economic growth that will create new jobs, generate property tax revenues to support local infrastructure services, and provide new housing opportunities. Constructing a STP is necessary to support both connection of existing uses as well as planned development that is necessary to increase land use opportunities and area revitalization and achieve objectives of publicly-vetted, goal-oriented, long-range planning. The proposed STP and collection system will also serve to protect the many sensitive natural resources in the area including but not limited to the Peconic Estuary, Peconic River, Little Peconic River, area ponds and creeks, freshwater and tidal wetlands, the Central Pine Barrens, and Long Island's Sole Source Aquifer.		
Name of Applicant/Sponsor: Southampton Town Board, c/o Janice Scherer, Town Planning/Development Administrator	Telephone: (631) 702-1801	E-Mail: jscherer@southamptontownny.gov
Address: 116 Hampton Road		
City/PO: Southampton	State: NY	Zip Code: 11968
Project Contact (if not same as sponsor; give name and title/role): Same	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Town ownership of STP site; Pump stations-Town, NY State, private property easements	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:



- LEGEND**
- PHASE I AREA
 - PHASE II AREA
 - PHASE I FORCE MAIN
 - PHASE II FORCE MAIN

**PHASE I & PHASE II
OVERALL SITE PLAN
FOR
RIVERSIDE STP
PLUMBED AT
RIVERSIDE**

TOWN OF SOUTHAMPTON, BUFFALO COUNTY, NEW YORK

DIST. 0900, SECT. 141, BLOCK, 1, LOTS 8 & 9.7

NELSON + POPE
engineers • architects • surveyors
80 North East Avenue, P.O. Box 1000, Buffalo, NY 14201

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="font-size: small;">PROJECT NO.</td><td style="text-align: right;">15123</td></tr> <tr><td style="font-size: small;">DATE</td><td style="text-align: right;">10/1/2010</td></tr> <tr><td style="font-size: small;">SCALE</td><td style="text-align: right;">AS SHOWN</td></tr> <tr><td style="font-size: small;">DRAWN BY</td><td style="text-align: right;">J. POPE</td></tr> <tr><td style="font-size: small;">CHECKED BY</td><td style="text-align: right;">M. POPE</td></tr> <tr><td style="font-size: small;">APPROVED BY</td><td style="text-align: right;">M. POPE</td></tr> <tr><td style="font-size: small;">DATE</td><td style="text-align: right;">10/1/2010</td></tr> <tr><td style="font-size: small;">PROJECT NAME</td><td style="text-align: right;">RIVERSIDE STP</td></tr> </table> <p style="font-size: x-large; font-weight: bold; margin-top: 10px;">PH-1</p>	PROJECT NO.	15123	DATE	10/1/2010	SCALE	AS SHOWN	DRAWN BY	J. POPE	CHECKED BY	M. POPE	APPROVED BY	M. POPE	DATE	10/1/2010	PROJECT NAME	RIVERSIDE STP	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: small;">NO.</th> <th style="font-size: small;">DATE</th> <th style="font-size: small;">REVISIONS</th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	REVISIONS												
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NO.	DATE	REVISIONS																														

I, THE UNDERSIGNED, BEING A duly Licensed Professional Engineer in the State of New York, do hereby certify that I am the author of the above design and that it was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of New York.

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	SEE ATTACHED LIST OF INVOLVED AGENCIES PERMITS, APPROVALS & FUNDING SOURCES	TBD depending on agency
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? *Project is located within a 2016 Town of Southampton Coastal Resources and Watershed Protection Plan area. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part I 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
*Riverside BOA Step II Nomination Study and Riverside Revitalization Action Plan	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Proposed sewer district & associated facilities are in the Riverside Brownfield Opportunity Area; portion of district that is south of SR 24 is in the Central Suffolk Special Groundwater Protection Area, Central Pine Barrens Compatible Growth Area, & Town Aquifer Protection Overlay District; western portion sewer district is outside but adjacent to a Wild, Scenic and Recreational River Recreation Area; constructed wetlands adjacent to NYSDEC wetlands	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Proposed STP is in the RO-3 Zone; pump stations are in the RO-2, RO-3 & RO-7 zones, mains in multiple zones and within street rights of way

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Riverhead Central School District

b. What police or other public protection forces serve the project site?
Town of Southampton Police Department; New York State Police also operates a barracks off of Riverleigh Avenue in Riverside

c. Which fire protection and emergency medical services serve the project site?
Riverhead Fire District/Riverhead Volunteer Fire Department and Flanders-Northampton Ambulance Company

d. What parks serve the project site?
Ludlam Avenue, Cranberry Bog, David A. Sarnoff, Wildwood Lake, Grangebél, Maple Swamp, Birch Creek Pond, Sears Bellows, Indian Island & others

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Sewer district, STP, sewage leaching area, pump stations, sewer mains (utility/community service facility)

b. a. Total acreage of the site of the proposed action? 468+/- acres* *Proposed Sewer District
b. Total acreage to be physically disturbed? 30.77+/- acres* *STP, leaching area, pump stations, force main and collection system in road ROW.
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 12.7+/- acres* *At and adjacent to STP & leaching area; Two pump stations will be on separate Town lots; one that is 7.1 acres; one that is 4.5 acres; plus ROWs

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: N/A months

ii. If Yes:

- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) TBD month _____ year
- Anticipated completion date of final phase TBD month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

*The STP & leaching area will be constructed first. Sewer mains and pump stations will follow. Sewer mains and pump stations will be installed over time by sewer district subsection & based on need. Completion of all infrastructure including the full sewer collection system could take 3-5 years.

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures 1 STP, 4 pump stations
 ii. Dimensions (in feet) of largest proposed structure: 16'6" height; 148'6" width; and 201'3" length
 iii. Approximate extent of building space to be heated or cooled: 4,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:

i. Total anticipated water usage/demand per day: 1 employee < 100 +/- gpd for restroom gallons/day at STP facility

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Suffolk County Water Authority
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
 N/A

vi. If water supply will be from wells (public or private), maximum pumping capacity: TBD gallons/minute.

d. Will the proposed action generate liquid wastes? *Creation of sewer district & STP will allow an increase in sewer generating land uses but won't generate liquid wastes by itself. Yes No
 If Yes:

i. Total anticipated liquid waste generation per day: max 800,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary wastewater. The facility will accept, treat & discharge up to 800,000 gpd from district including wastewater from the STP's lavatory (100 +/- gpd). It is expected that only one part-time employee will be needed.

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No N/A
 If Yes: *Proposed facilities will accommodate projected flow

- Name of wastewater treatment plant to be used: Riverside Sewage Treatment Plant (proposed)
- Name of district: Riverside Sewer District (proposed)
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No N/A
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

Yes No
 Yes No

- Do existing sewer lines serve the project site?
- Will line extension within an existing district be necessary to serve the project?

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

The project involves creation of a sewer district, construction of an STP with a maximum processing capacity of 800,000 gpd and 4 pump stations, installation of a force main, and installation of sewer mains along public rights of way to serve the district. The project is anticipated in two phases.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: Town of Southampton
- Date application submitted or anticipated: Process underway, must receive approvals from multiple agencies including _____
- What is the receiving water for the wastewater discharge? Treated wastewater will be discharged into the ground thru leaching pools

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

N/A; project would be publicly owned and operated (Suffolk County)

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

Wastewater will receive a high level of treatment and will be discharged back into the ground

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 2.23 acres (impervious surface)

_____ Square feet or 30.77 acres (parcel size)^{30.77 acres includes affected street ROWs & areas to be disturbed for STP, leaching, pump Sts., access/parking}

ii. Describe types of new point sources. N/A. Treated wastewater will be discharged onsite beneath the ground through subsurface leaching pools

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Runoff from the STP will be recharged onsite via roof drains and drywells

- If to surface waters, identify receiving water bodies or wetlands: _____
- N/A

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

Pervious surfaces will be the minimum necessary * Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
*This only applies to STPs that utilize anaerobic digestion. The proposed STP will utilize a different type of treatment process.
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
*The project will not generate heavy traffic. The sewer district and STP will, however, allow additional development and increase traffic activity. The prior GEIS considered and addressed this issue and balanced it with social and economic considerations.
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____
 ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____
 iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
Additional limited energy demand will be required to operate the STP, but anticipated demand will be minor. PSEG LI will be consulted.
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 PSEG LI _____
 iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00AM-7:00PM • Saturday: _____ 8:00AM-6:00PM • Sunday: _____ 8:00AM-6:00PM • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ continuous operations • Saturday: _____ continuous operations • Sunday: _____ continuous operations • Holidays: _____ continuous operations
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
Monday through Friday between 7:00 AM - 7:00 PM; possibly Saturday and Sunday 8:00 AM - 6:00 PM as permitted if necessary; STP and pump station processes will be contained within structures.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Minor security lighting may be needed at the STP. Lighting will comply with Town standards and result in no significant adverse impacts.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Clearing will be required to construct the STP, but this is not expected to result in a significant impact as minimal outdoor lighting will be necessary for the STP.

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No*
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:
*Treatment system to be contained within the STP building and discharged directly into the ground. An odor control system will be provided as backup to prevent odor related issues.

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? *Electricity and natural gas will be used. Yes No*
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? *Trash generated onsite would be negligible and would be carted away periodically and disposed at an authorized disposal facility. Yes No*
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation: _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): See below for complete list

ii. If mix of uses, generally describe:

Proposed action involves construction of scattered facilities & mains. Surrounding uses include SF homes, 3 mobile home parks, mixed commercial uses, a bank, gas station, small industries, mini-storage, churches, school, Head Start, social club, police barracks, vacant land, streets & parks/preserves

b. Land uses and covertypes on the project site. *Assessment includes areas containing the STP, pump stations leaching area, force mains & Street ROWs.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	19.47+/-	21.7+/-	+2.23+/-
• Forested with scattered mixed successional growth*	8.95+/-	0	-8.95+/-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)**	2.16+/-	0.38+/-	-1.77+/-
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)	0.07+/-	0.05+/-	-0.03+/-
• Other Describe: <u>Landscaping Lawn</u>	0.12+/-	8.64+/-	+8.52+/-

* 8.89+/- acres of pine barrens and 0.06+/- acres of other woodlands for a total of 8.95+/- acres
 ** Successional old field or shrubland

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: No, except for proposed pump station at Ludlow Park; proposed along park edge adjacent to road ROW.

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Phillips Avenue Elementary School, Riverside Head Start, Southampton Head Start

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 152012 Located approximately 1,950 feet south of Riverwoods Mobile Home Community
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
Landfill soils contaminated with PCBs were remediated and the landfill was regraded with clean fill. Access to the site is restricted by fencing. Most of the area is served with public water which is routinely monitored to assure it meets NYS drinking water standards, but some private wells may exist in the area. PCBs are not expected to be contaminating the off-site groundwater. No production wells exist on-site. Site has been satisfactorily remediated.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 1,000+ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: Carver Plymouth sand, 0-3% slope CPA 45+/- %
Cut & fill land, gently sloping (CuB) 55+/- % *STP & leaching Area
 _____ % See SDGEIS for more detail

d. What is the average depth to the water table on the project site? Average: _____ 10 feet

e. Drainage status of project site soils: Well Drained: _____ 100% of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? *There are no wetlands on or adjacent to STP site but there are wetlands in and adjacent to the proposed sewer district. No disturbance to wetlands is anticipated from the proposed STP. Yes No *

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Peconic River, 921-32, 921-31 Classification C, SC, Impaired
- Lakes or Ponds: Name Black Creek Pond (NYSDEC wetlands R-11), 921-24 Classification none found SC
- Wetlands: Name various small wetlands inside or adjacent to sewer district Approximate Size various sizes
- Wetland No. (if regulated by DEC) R-5, R-11, R-71, R-72, R-81

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____
Lower Peconic River from Peconic dam to mouth is "Impaired" nitrogen loading/nutrients & low dissolved oxygen, aquatic life

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Nassau-Suffolk Sole Source Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
 The sewer district is a mostly developed 468-acre district with fragmented habitat areas. Common species expected include _____ but are not limited to: Eastern cottontail rabbits, racoons, white-tailed deer, Eastern Chipmunk, grey squirrels, woodchucks, blue jays, mocking birds, American robins, black-capped chickadees, crows, Fowler's toad & others species

n. Does the project site contain a designated significant natural community? Yes No
 If Yes: *STP, leaching area, force main, and 3 pump stations are in CPB CGA
 Other communities in district but not onsite include the following:
 i. Describe the habitat/community (composition, function, and basis for designation): Pitch pine-oak forest, coastal plain poor fen, pitch pine oak heath, coastal plain pond shore, coastal plain Atlantic white cedar swamp, red maple black gum swamp
 ii. Source(s) of description or evaluation: Pitch pine oak forest, only. Other natural communities listed above will not be affected.
 iii. Extent of community/habitat:
 • Currently: 8.85 +/- acres
 • Following completion of project as proposed: 0 +/- acres
 • Gain or loss (indicate + or -): 8.85 +/- acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 Within 1 mile the STP disturbance areas - Northern Long-eared Bat, Scarlet bluet, Banded sunfish, Atlantic White Cedar, Tiger Salamander, Hessel's Hairstreak, Horned Beak sedge, large yellow-eyed grass were identified as occurring or possibly occurring at some time in the past in or near the proposed sewer district boundary.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 Pitch Pink-Oak Forest (A large sub-occurrence of pitch-pine oak forest located in large barrens landscape within 1/4 mile of STP site). Atlantic Silverside (documented in the Peconic River), Coastal barrens buckmoth, Herodias or Pine Barrens underwing, Southern sprite have been flagged as documented in or near the proposed sewer district at some time in the past.

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: Central Suffolk SGPA; Southampton APOD; Central Pine Barrens; Peconic Bay & Environs; NYSDEC FW wetlands & adjacent areas
 ii. Basis for designation: groundwater; groundwater; groundwater & ecology; Peconic Bay surface water & ecology; wetlands/ecology, respectively
 iii. Designating agency and date: LIRPB & County 2/10/88; Town 6/20/84; County 2/10/88 & Town 5/8/90; County 11/13/88, Town 5/8/90

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
ii. Name: <u>Vail-Leavitt Music Hall, Riverhead Savings Bank, Riverhead Main Street Historic District (all outside of proposed sewer district but nearby)</u>	
iii. Brief description of attributes on which listing is based: <u>Historic downtown district containing many buildings</u>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: <u>Part of Sewer District is adjacent to a designated WSRR Recreational Area (Peconic River)</u>	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Nelson Pope Voorhis, LLC (consultant to Town) Date 1/3/2023

Signature  Title Senior Partner

RIVERHEAD SEWER DISTRICT, SEWAGE COLLECTION SYSTEM AND SEWAGE TREATMENT PLANT

LONG EAF PART 1 ATTACHMENT SECTION B: GOVERNMENT APPROVALS

INVOLVED AGENCIES AND RESPECTIVE PERMITS, APPROVALS, REVIEWS OR INTERESTS IN PROJECT: SUBMISSION DATES TO BE DETERMINED.

- 1) Town Board (create Town capital infrastructure project and initiation of sewer district formation subject to a permissive referendum);
- 2) New York State Department of Environmental Conservation (SPDES wastewater discharge permit; review of STP design; potential for Article 11 permitting for threatened or endangered species in proximity to disturbance areas; potential wetland permits associated with alternative constructed wetlands discharge option)
- 3) Southampton Planning Board (site plan review or advisory input)
- 4) Suffolk County Department of Public Works (mains along County roads, individual sewer connections)
- 5) New York State Department of Transportation (mains along State Road/SR 24, pump station easement on recharge basin site)
- 6) Town Highway Department (mains along Town roads)
- 7) Suffolk County Department of Health Services (individual sewer connections)
- 8) New York State Environmental Facilities Corporation (funding)
- 9) Central Pine Barrens Joint Planning and Policy Commission (determination/review of STP and associated improvements within the Compatible Growth Area)
- 10) New York State Comptroller (creation of the sewer district/determination of need for approval)
- 11) PSEG Long Island (electrical demand)
- 12) Suffolk County Water Authority (connection), impacts on water system, impacts on water supplies if any)

Proposed or Possible Future Funding Sources

- 1) Suffolk County Economic Development and Planning, Water Quality Protection and Restoration Program
- 2) Federal Bipartisan Infrastructure Law (BIL); direct Federal member item appropriation,
- 3) New York Environmental Facilities Corporation (EFC), Environmental Facilities Corporation (EFC), New York State Water Infrastructure Improvement and Intermunicipal Grants (WIIA)
- 4) New York State Department of Environmental Conservation (NYSDEC), Water Quality Improvement Project funding
- 5) Suffolk County Department of Health Services, Suffolk County Sewer Fund
- 6) Town Board of Southampton, Southampton Town Community Preservation Fund
- 7) Part Town General Fund (funding as necessary)

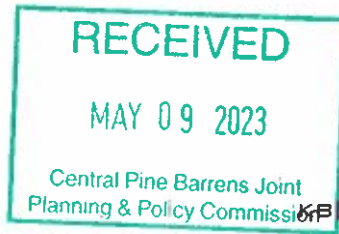
INTERESTED AGENCIES

- 1) Peconic Estuary Program
- 2) Suffolk County Planning Commission (regional project, within 500 feet of another municipality (Town of Riverhead); installation of mains along/within County Road ROW)
- 3) Town of Riverhead (adjacent municipality and possible connection to Sewer District as an alternative)
- 4) Southampton Parks and Recreation (one pump station proposed on the Town's Ludlam Park site)
- 5) Riverhead Central School District (per request, interested agency)
- 6) National Grid (natural gas demand)

Item 3g: 7 Eleven Shirley



BROWN
ALTMAN &
DILEO, LLP



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MELVILLE, NEW YORK 11747

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KPD@BROWNALTMAN.COM | WWW.BROWNALTMAN.COM

May 8, 2023

VIA FEDERAL EXPRESS

Robert Calarco, Chairman
Central Pine Barrens Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

Re: Central Pine Barrens Commission (“Commission”) review of the Brookhaven Town Board application for a Change of Zone, Special Use Permits and Waivers of Special Permit Criteria (the “Application”) by 7-Eleven, Inc. to develop a gasoline fueling station and convenience store at the property located at 1481 William Floyd Parkway, Shirley, New York; SCTM No.: Dist. 0200, Sec. 642.00, Bk. 03.00, Lots 41.3, 41.4 and 41.5 (the “Property”)
Our File: 100-552-002
Town Log No.: 2021-018

Dear Chairman Calarco and Hon. Commission Members:

In connection with the Application regarding the Property, the Applicant respectfully submits this request to be placed on the May 17, 2023 meeting agenda to have the Commission reconsider a February 15, 2023 review letter issued by the Central Pine Barrens Commission office. As further provided in the Applicant’s April 7, 2023 submission to the Central Pine Barrens Commission office, the Application is not a development of regional significant as defined by § 4.5.5.1.4 of the Central Pine Barrens Comprehensive Land Use Plan.

Enclosed herewith are the following documents for your consideration:

1. A copy of the February 15, 2023 Central Pine Barrens Commission office review letter;
2. Six (6) copies of an April 7, 2023 letter prepared by Brown Altman & DiLeo, LLP, as attorneys for the Applicant; and
3. Six (6) copies of a Traffic Memorandum, dated March 17, 2023, prepared by Stonefield Engineering.

We note that the enclosed April 7, 2023 letter from Brown Altman & DiLeo, LLP and the March 17, 2023 Traffic Memorandum were previously submitted with the Central Pine Barrens Commission office on April 7, 2023.



BROWN
ALTMAN &
DILEO, LLP

If you have any questions concerning the enclosed submission documents, please do not hesitate to our office.

Very truly yours,

BROWN ALTMAN & DILEO, LLP

By:



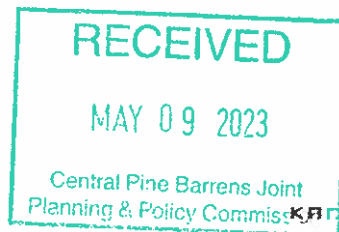
Keith P. Brown, Esq

Encl.

cc: Central Pine Barrens Commission (attn.: Julie Hargrave)
Stonefield Engineering (attn.: Amanda LaRosa)



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April 7, 2023

VIA FEDERAL EXPRESS

Karen Sullivan, Sr. Office Assistant
Office of the Town Clerk
Brookhaven Town Hall
1 Independence Hill
Farmingville, NY 11738

VIA E-MAIL

Julie Hargrave, Policy and Planning Mgr.
Long Island Central Pine Barrens Commission
624 Old Riverhead Road

Re: Town of Brookhaven (the "Town") Town Board Application for a Change of Zone, Special Use Permits and Waivers of the Special Permit Criteria (the "Application") by 7-Eleven, Inc. to develop a gasoline fueling station and convenience store at the property located at 1481 William Floyd Parkway, Shirley, New York; SCTM No.: Dist. 0200, Sec. 642.00, Bk. 03.00, Lots 41.3, 41.4 and 41.5 (the "Property")
Our File: 100-552-002
Town Log No.: 2021-018

Dear Karen:

In connection with the Application regarding the Property, enclosed are the following documents in response to the February 15, 2023 Central Pine Barrens Commission's ("CPBC") letter deeming this project a Development of Regional Significance ("DRS"):

1. A copy of the February 15, 2023 Central Pine Barrens Commission Letter (CPBC Letter); and
2. Ten (10) copies of a Traffic Memorandum, dated March 17, 2023, prepared by Stonefield Engineering, in response to the CPBC Letter ("Stonefield Memorandum").

The Applicant vehemently objects to the classification of this project as a DRS on, among other things, the following grounds:

1. The Application *does not satisfy the definition of § 4.5.5.1.4* of the Central Pine Barrens Comprehensive Land Use Plan ("CLUP") and cannot be classified as a DRS;
2. The Application *does not cause* the Level of Service ("LOS") at the William Floyd Parkway and Moriches Middle Island Road intersection (the "Intersection") to increase from a LOS C to D; and



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3. The CLUP *does not authorize* the CPBC to conduct further traffic review.

The Application does not meet the CLUP's definition of a DRS.

A DRS is defined to include a “development project *resulting* in a traffic impact which would reduce service by two (2) levels of service below existing conditions or to a level of service of D or below.” CLUP § 4.5.5.1.4 (emphasis added). The CLUP does not define the term “result,” and, in such case, New York law requires that undefined terms be given their ordinary commonly understood meaning. NY Stat § 234. Further, any ambiguities in the term “result” must be resolved in the applicant’s favor. *See BBJ Associates LLC v. Zoning Bd. of Appeals of Town of Kent*, 65 A.D.3d 154, 159 (2nd Dept. 2009). We note that the term “result” is defined to mean “to occur or exist as a consequence of a particular cause.” *See The American Heritage Dictionary* (2d Edition).

Section 4.5.5.1.4 of the CLUP clearly requires that a LOS D occur or exist as a consequence of the development. A project, therefore, cannot be deemed a DRS under CLUP § 4.5.5.1.4 unless the traffic impact results in a LOS D as a consequence of that particular project. The submitted material from Stonefield Engineering clearly demonstrates that the Intersection will operate at a LOS D in the 2023 No-Build Condition. Accordingly, this Application does not result in the Intersection having a LOS D and cannot be deemed a DRS.

As further provided in the enclosed Stonefield Memorandum and the previously submitted September 28, 2022 Stonefield Traffic Impact Study, this Application does not cause the Intersection to degrade from a LOS C to D. In fact, the 2023 No-Build Conditions clearly show that the Intersection will operate at a LOS D even if this project is not developed. Stonefield concludes that the “degradation [of the Intersection] is a *direct result* of the conservative 1.5% annual growth rate that was applied to account for a planned development project and forecasted traffic volume growth within the study area, whereas the additional traffic volumes associated with the [instant Application] only result in a marginal increase to the calculated Level of Service at the study intersection from the 2023 No-Build to the 2023 Build conditions.” *See Stonefield Memorandum*, pg. 1 (emphasis added).

However, the CPBC Letter ignores Stonefield’s traffic data, the definition of § 4.5.5.1.4 of the CLUP and the common understanding of “result” by wrongfully deeming this Application a DRS. Section 4.5.5.1.4 of CLUP requires a project to cause the level of service to degrade to a D in order to deem it a DRF. As provided by Stonefield Engineering, the Intersection is projected to operate a LOS D in the 2023 No-Build Conditions regardless of whether this project is developed. As such, the 7-Eleven Application clearly does not satisfy the requirements of CLUP § 4.5.5.1.4 as it does not result or cause the LOS at the subject Intersection to reduce to a D.



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DILEO, LLP

Further, when the Project is developed, the 2023 Build Conditions anticipates only a "marginal increase to the calculated Level of Service". The Intersection will operate at a LOS D in the Build and No-Build Conditions. This Application simply does not result in any further degrading of the LOS at the Intersection. Deciding even a marginal increase from the LOS D in the No-Build Conditions and a LOS D in the Build Conditions as a DRS is unsupported by § 4.5.5.1.4. It is improper for the CPBC Letter to conclude otherwise and such an interpretation against the Applicant is clearly prohibited by New York State law. As such, the CPBC Letter must be revised and all conclusions and interpretations of § 4.5.5.1.4 must be made in accordance with CLUP.

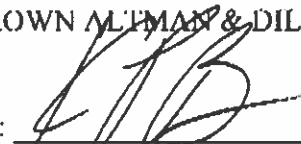
Accordingly, New York law requires that the CPBC issue an amended letter striking all references to a DRS.

If you have any questions concerning the enclosed submission documents, please do not hesitate to our office.

Very truly yours,

BROWN ALTMAN & DILEO, LLP

By:



Keith P. Brown, Esq

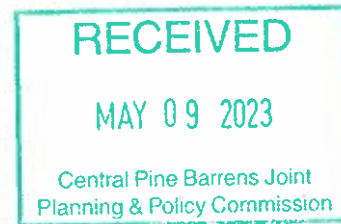
Encl.

cc: Central Pine Barrrens Commission (attn.: Julie Hargrave)
Stonefield Engineering (attn.: Amanda LaRosa)

STONEFIELD

March 17, 2023

Town of Brookhaven
Department of Planning, Environment, and Engineering
One Independence Hill Road
Farmingville, NY 11738
Attn: Amy Moody



**RE: 7-Eleven Convenience Store with Fuel Sales
1481 William Floyd Parkway
SCTM No. 200-642-3-41.3, 41.4, & 41.5
Hamlet of Shirley, Town of Brookhaven, Suffolk County, New York
SE&D Job No. K-18112**

Dear Ms. Moody:

Stonefield Engineering and Design, LLC ("Stonefield") has prepared this memorandum in response to the review letter prepared by the Central Pine Barrens Joint Planning and Policy Commission, dated February 15, 2023, in connection with the proposed 7-Eleven development located at 1481 William Floyd Parkway in the Hamlet of Shirley, Town of Brookhaven, Suffolk County, New York. This memorandum was prepared to address the comment contained within the "Development of Regional Significance" subsection outlined on page 2 of the aforementioned review letter, which reads as follows:

"Table 7 in the project traffic study dated September 2021 identifies that the project achieves a threshold definition of a Development of Regional Significance (DRS). The impact of a level of service C to D is reached at the William Floyd Parkway and Moriches Middle Island Road intersection in the weekday evening peak hour from the existing condition to the Build condition. As a DRS, an application must be submitted directly to the Commission for its review and decision. A DRS project must conform with the Standards and Guidelines of the Comprehensive Land Use Plan. Please direct the applicant to either revise the application to avoid a DRS or submit the application as required for review."

The above comment indicates that the Level of Service of the study intersection of William Floyd Parkway and Moriches-Middle Island Road exceeds the Level of Service C-D threshold from the 2021 Existing condition to the 2023 Build condition during the weekday evening peak hour; however, it is important to note that the findings of the Traffic Impact Study prepared for the proposed development indicate that the Level of Service C-D degradation occurs from the 2021 Existing to the 2023 No-Build conditions. The degradation is a direct result of the conservative 1.5% annual growth rate that was applied to account for a planned development project and forecasted traffic volume growth within the study area, whereas the additional traffic volumes associated with the proposed development only result in a marginal increase to the calculated Level of Service at the study intersection from the 2023 No-Build to the 2023 Build conditions.

Based on a review of the Central Pine Barrens Comprehensive Land Use Plan, a "Development of Regional Significance" (DRS) is defined within Section 4.5.5.1 as "a development project resulting in a traffic impact which would reduce service by two (2) levels below existing conditions or to a level of Service D or below." The calculated Level of Service C-D degradation is associated with the forecasted traffic volume growth for the study area rather than the projected impacts of the proposed development. Therefore, the subject application does not qualify as a DRS as the Level of Service C-D threshold would be exceeded in the future without the presence of the proposed development, or any development otherwise, at the study location. Hence, a separate application for review by the Central Pine Barrens Joint Planning and Policy Commission is not warranted.

STONEFIELDENG.COM

584 BROADWAY, SUITE 310, NEW YORK, NY 10012 718.606.8305 T.

STONEFIELD

7-Eleven Convenience Store with Fuel Sales
Shirley, New York
March 17, 2023
Page 2 of 3

Further, should the intersection experience a traffic growth consistent with the conservative 1.5% growth rate, signal timing modifications could be implemented to offset the LOS degradations. To resolve the calculated Level of Service degradations in the 2023 No-Build and Build conditions, Stonefield recommends minor signal timing modifications as a potential mitigation measure. The following modification would mitigate the calculated increase in delay and create more favorable operating conditions in the 2023 Build condition during the weekday evening peak hour:

- ◆ *Reallocation of two (2) seconds of green time from the northbound William Floyd Parkway through phase to the southbound William Floyd Parkway left-turn phase. Cycle length to be maintained.*

Table I provides a comparison of the Level of Service and delay calculated at the intersection of William Floyd Parkway and Moriches-Middle Island Road during the weekday evening peak hour for the 2021 Existing, 2023 No-Build, and 2023 Build conditions as presented within the Traffic Impact Study, as well as the Level of Service and delay calculated for the 2023 Mitigation condition with the applied signal timing modification. Level of Service/Capacity and signal timing analysis sheets associated with the 2023 Mitigation condition analysis are appended to this memorandum.

Comparative Level of Service (Delay) Tables

WILLIAM FLOYD PARKWAY & MORICHES-MIDDLE ISLAND ROAD

EB (Eastbound) and WB (Westbound) approaches are the Moriches-Middle Island Road approaches
NB (Northbound) and SB (Southbound) approaches are the William Floyd Parkway approaches
X (n) = Level of Service (seconds of delay)

TABLE I – WEEKDAY EVENING PEAK HOUR

Lane Group	2021 Existing	2023 No-Build	2023 Build	2023 Mitigation
EB Left	C (31.1)	C (31.5)	C (32.0)	C (33.0)
EB Through/Right	C (29.9)	C (30.3)	C (30.3)	C (31.3)
WB Left	D (37.1)	D (37.8)	D (38.1)	D (39.4)
WB Through	C (27.8)	C (28.0)	C (28.1)	C (29.0)
NB Left	E (56.5)	E (56.4)	E (55.6)	E (56.7)
NB Through	C (29.3)	C (30.2)	C (30.5)	C (33.4)
SB Left	E (63.7)	F (77.9)	F (79.8)	E (55.0)
SB Through	C (21.1)	C (22.1)	C (22.7)	C (22.3)
Intersection	C (33.8)	D (37.2)	D (37.8)	C (33.9)

As shown in **Table I**, the proposed signal timing modification would result in a Level of Service comparable to the Level of Service calculated for the 2021 Existing condition. Therefore, a separate application for review by the Central Pine Barrens Joint Planning and Policy Commission is further unwarranted as the calculated Level of Service C-D degradation which triggered the comments contained in the aforementioned review letter is mitigatable through minor signal timing modifications. Please note that any modifications to the signal operations at the intersection of William Floyd Parkway and Moriches-Middle Island Road would be subject to review and approval by the Suffolk County Department of Public Works (SCDPW). As the proposed signal timing modifications are based on forecasted delays calculated in a model, the SCDPW would not likely apply the mitigation measure proactively; rather, it is anticipated that an assessment of real-time delay conditions would be requested following the construction of the development, and mitigation measures would then be considered on an as-needed basis. It should be noted that the site-generated traffic volumes projected for the proposed development within the Traffic Impact Study are a conservative estimate of the development's future impacts, and therefore the forecasted delays may be greater than the real-time impacts to the intersection upon development.

Based on a review of the Central Pine Barrens Comprehensive Land Use Plan, it is Stonefield's professional opinion that the subject development does not qualify as a DRS on the grounds that the identified Level of Service C-D degradation would be achieved in the future without the presence of the proposed development, or any development otherwise, at the intersection of William Floyd Parkway and Moriches-Middle Island Road. Further, the calculated Level of Service C-D degradation which triggered the comments contained in the aforementioned review letter is mitigatable through the application of minor signal timing modifications. Hence, a separate application for review by the Central Pine Barrens Joint Planning and Policy Commission is not warranted for the proposed development.

Please do not hesitate to contact our office if there are any questions.

Best regards,



Joshua Herman, PE
Stonefield Engineering and Design, LLC

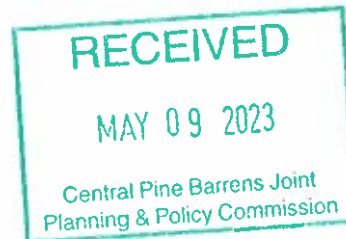


Matthew J. Seckler, PE, PP, PTOE
Stonefield Engineering and Design, LLC



**CENTRAL
PINE
BARRENS**
JOINT
PLANNING
&
POLICY
COMMISSION

February 15, 2023



Amy Moody
Department of Planning, Environment and Engineering
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

**RE: Referral: 7-Eleven @ Shirley Site Plan and
Change of Zone Log # 2021-018-CZ
1481 William Floyd Parkway, Shirley
SCTM #s 200-642-3-41.3, 41.4 and 41.5
7-Eleven @ Shirley,
Central Pine Barrens Compatible Growth Area**

Dear Ms. Moody:

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

On October 14, 2022 and January 26, 2023, the Central Pine Barrens Commission office received a revised referral of the referenced application. The project site is in the Central Pine Barrens Compatible Growth Area. A prior response was sent on January 19, 2022.

Existing Conditions and Project Description

The 1.38 acre site is comprised of three tax parcels. Two lots, 41.4 and 41.5, are presently developed with a 7-Eleven convenience store and parking lot. Lot 41.3 appears to be undeveloped.

Presently, 0.24 acres of the site is in A1 Residence and 1.14 acres is zoned J2 Business. The proposal is a change of zone from J2 Business and A1 Residence to J5 Business. Special permits and waivers are requested.

The project is the redevelopment of a site that has an existing convenience store. It includes the demolition of the existing building and construction of a 2,995 square foot new store, 32 parking spaces, which includes three landbanked parking spaces, and the addition of fueling facilities. The development is depicted in the site plan prepared by Stonefield Engineering and Design last dated September 13, 2022.

Central Pine Barrens Status

The proposal constitutes development activity pursuant to the Long Island Pine Barrens Protection Act. Therefore, the proposal must conform to the standards for land use in Chapter 5 of the Central Pine Barrens Comprehensive Land Use Plan (the Plan). If the project does not conform, the application may be revised to conform or the applicant must apply for a CGA Hardship Waiver from the Commission, subject to review and action.

The project must achieve conformance with the Plan prior to the zone change. A note in the Site plan states, "Proposed Zoning Review has been performed under the assumption the property has been rezoned to the J Business 5 District (J-5)."

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11978

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<https://pb.state.ny.us/>

The conformance review identifies site's split zoning areas with a combined clearing limit of 63%. All but 1,000 square feet of natural vegetation on the site is identified as cleared and that will remain natural and undisturbed. This area of natural vegetation should be snow fenced during construction to avoid disturbance and protected after construction of the project. (Standard 5.3.3.6.1)

In the application review, it was noted to consider caution when the redevelopment occurs to avoid disturbance to existing trees on the adjacent property to the south. Although minor tree limbing may be necessary, the applicant should maintain a construction buffer to avoid disturbance to adjacent existing trees and habitat not on the project site.

No fertilizer dependent vegetation is proposed. Therefore, the project conforms with the maximum 15% limit. (Standard 5.3.3.6.3)

In accordance with Standard 5.3.3.6.4, Native Plantings, the landscaping plan should be improved. The proposed vegetation is sparse. Only 7 red maples are proposed in the Planting Schedule. Consider adding more trees including native species and shrubs. Consider street trees to improve the site's appearance including oaks and pitch pines in landscaping and other vegetation to support pine barrens habitat in the areas to remain natural or landscaped.

Development of Regional Significance

Table 7 in the project traffic study dated September 2021 identifies that the project achieves a threshold definition of a Development of Regional Significance (DRS). The impact of a level of service C to D is reached at the William Floyd Parkway and Moriches Middle Island Road intersection in the weekday evening peak hour from the existing condition to the Build condition. As a DRS, an application must be submitted directly to the Commission for its review and decision. A DRS project must conform with the Standards and Guidelines of the Comprehensive Land Use Plan. Please direct the applicant to either revise the application to avoid a DRS or submit the application as required for review.

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,



Julie Hargrave
Policy and Planning Manager

cc: Judith Jakobsen, Executive Director
John C. Milazzo, Counsel

Item 3h: Vineyards at Selden

DRAFT

May 17, 2023



Kevin J. LaValle
 Town of Brookhaven
 Office of the Town Clerk
 One Independence Hill
 Farmingville, NY 11738

**RE: Referral: Vineyards at Selden Revised Plans Submission
 2022-018-CZ Vineyards at Selden
 SCTM #s 200-475-1-12.4; 200-475-2-1.2, 200-449-3-50.1
 Central Pine Barrens Compatible Growth Area**

Dear Mr. LaValle:

On April 27, 2023, the Central Pine Barrens Commission office received the subject referral from the Town Board.

Robert Calarco
Chair

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

The Commission provided comments on January 18, 2023 in response to a December 21, 2022 referral from the Town concerning the same project. The Commission's January letter indicated concern regarding the proposed transfer of density from outside the Central Pine Barrens onto the CGA Parcel and sought clarification of this component of the project.

The following are offered in response to the Town's latest request from comments on the proposal.

The project site contains approximately 16.3 acres of property situated on the north and south sides of Middle Country Road (NYS Route 25). The parcel on the north side of Middle Country Road is outside the Central Pine Barrens region (the CGA Parcel). The parcel on the south is located in the Compatible Growth Area. All of the development associated with the project is proposed for the southern parcel.

The proposal is a non-contiguous cluster development involving land outside and inside the Central Pine Barrens. The applicant proposes to rezone all or a portion of the southern parcel to Planned Retirement Community to construct a 90 unit housing complex in six two-story structures. Associated facilities include a 3,000 square foot clubhouse, pool, bocce and pickleball courts, a sanitary pump station that will connect to Suffolk County Sewer District Number 11, parking and related facilities.

The EAF Part I provided by the Town with its April correspondence describes the proposed transfer of density as follows, "the project requires a transfer of 4.815 pine barrens credits to the site. Since both north and south properties are within the Central Pine Barrens Compatible Growth Area, the PBCs/development rights from the north lot will be transferred to the south development site."

As a preliminary matter, Pine Barrens Credits can only be offered and transacted to the hundredth of a credit and not thousandth and therefore 4.82 pine barrens credits would be required.

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 11978

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<https://pb.state.ny.us/>

DRAFT

Additionally, Pine Barrens Credits (PBCs) are generated in the Core Preservation Area. Since the northerly parcel is not located in the Central Pine Barrens region, it cannot generate PBCs. Please revise the application materials to reflect this correction.

The applicant is strongly encouraged to retire Pine Barrens Credits as opposed to transferring density from land outside of the Central Pine Barrens to within the Compatible Growth Area (CGA). Past precedent of the Commission follows this practice. The CGA is designed to accommodate a portion of the development potential from the Core through the redemption of PBCs. It is not the practice and is strongly discouraged to transfer density from a parcel outside of the Central Pine Barrens to the parcel in the Central Pine Barrens within the CGA.

Therefore, if the proposal exceeds the as of right density, the proposal should be revised to retire Pine Barrens Credits rather than other development rights. The map should be revised to list the total project site area, 16.3 acres. The area to remain natural after the clearing limit is applied must remain as natural open space and not developed with an active use park or recreational facilities.

The proposal specifically, development activity proposed for the southern parcel must conform with the standards of the Comprehensive Land Use Plan. Please ensure conformance prior to implementation, pursuant to §57-0123(3)(a) of the Environmental Conservation Law, which states:

no application for development within the Central Pine Barrens area shall be approved by any municipality or county or agency thereof or the commission, and no state approval, certificate, license, consent, permit, or financial assistance for the construction of any structure or the disturbance of any land within such area shall be granted, unless such approval or grant conforms to the provisions of such land use plan

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

Julie Hargrave
Policy and Planning Manager

cc: Judy Jakobsen, Executive Director
John Milazzo, Counsel
Amy Moody, Planning Division



Town of Brookhaven Long Island

Edward P. Romaine, Supervisor

DATE: April 27, 2023

TO: Peter E. Fountaine, Town of Brookhaven, Division of Environmental Protection
Luke Ormand, Town of Brookhaven, Land Management
Christopher Mehrman, Town of Brookhaven, Division of Fire Prevention
Daniel P. Losquadro, Town of Brookhaven, Highway Department
Gregson H. Pigott, Suffolk County, Department of Health Services
Kimberly Kennedy, Suffolk County Water Authority
Boris Rukovets, P.E., Suffolk County Department of Public Works, Sanitation/Engineering Division
Judy Jakobsen, Central Pine Barrens Joint Planning & Policy Commission
Torey Kouril, New York State, Department of Environmental Conservation
Melik Tariq, New York State, Department of Transportation

FROM: Amy Moody
Planning Division

RE: Town Board Application: **Vineyards @ Selden**, Log # **2022-018-CZ *REVISIONS***
Change of Zone from J2 to PRC, transfer of residential density, and preservation of property to allow for a 90 unit PRC (Planned Residential Community) for residents age 55+ to be called Vineyards at Selden. For Lot 050.001, this property is to be dedicated to the Town as open space and the allowable density transferred to the development parcel. All of Lot 050.001 is to be rezoned to PRC Residential District, only part of the density transferred to the development lot, and the entirety of Lot 050.001 is dedicated for preservation. Approximately 3.3 acres of the development parcel will be protected by a Conservation Easement granted to the Town.
S/s Middle Country Rd., 450' E/ New Lane, Selden, NY
SCTM: 0200 44900 0300 050001, 0200 47500 0100 012004 & 0200 47500 0200 001002, 16.3 cres

Please be advised that the Town Board of the Town of Brookhaven has received a revised submission for the above-referenced action. A copy of the revised plan, revised Town Board Land Use Application, and revised Environmental Assessment Form supplied by the applicant are enclosed for your consideration.

Please reply within 30 days of the date of this mailing. Also, kindly forward any information or concerns you may have regarding this proposal, particularly with respect to your agency's areas of expertise and jurisdiction, which would enhance the utilization of this site or provide additional protection to the community.

****All correspondence should be forwarded to:**

**Town of Brookhaven
OFFICE OF THE TOWN CLERK
Kevin J. Lavallo
One Independence Hill
Farmingville, NY 11738**

**Planning, Environment and Land Management
James M. Tullo, Commissioner**

One Independence Hill • Farmingville • NY 11738 • Phone (631) 451-6400 • Fax (631) 451-6419
www.brookhavenny.gov

Thank you for your continued cooperation. If you have any questions or need any further information, please contact this Division.

AM/ar

Cc: Kevin J. Lavalle, Brookhaven Town Clerk
Leigh Rate, Town of Brookhaven Law Department

April 24, 2023

VIA FEDERAL EXPRESS

Ms. Karen Sullivan
Office of the Town Clerk, Town of Brookhaven
1 Independence Hill
Farmingville, NY 11738

Vineyards at Selden

Re: Change of Zone Application – Ornstein Leyton Company - File# 2022-018
Middle Country Road (NY-25A), Mount Sinai, New York 11766
SCTM: District 0200; Section 475.00; Block 01.00; Lot 012.004
District 0200; Section 475.00; Block 02.00; Lot 001.002
District 0200; Section 449.99; Block 03.00; Lot 050.001

Dear Ms. Sullivan,


This firm is legal counsel to Ornstein Leyton Company (the “Applicant”) in connection with the Change of Zone application for the properties referenced above. In response to the request by the Town’s Law Department, the Applicant has chosen to dedicate Lot 050.001 to the Town of Brookhaven and grant the Town of Brookhaven a conservation easement over the entirety of Lot 012.004 and a portion of Lot 001.002.

Therefore, in connection with the Change of Zone application referenced above and to the requests by the Town’s Legal Department, enclosed please find the following:

- 1) Seven (7) copies of revised page 2 of the Land Use Application;
- 2) One (1) original and six (6) copies of the Rezone Plans;
- 3) One (1) original and six (6) copies of the Full Environmental Assessment Form; and
- 4) Three (3) 4x4 Key Maps.

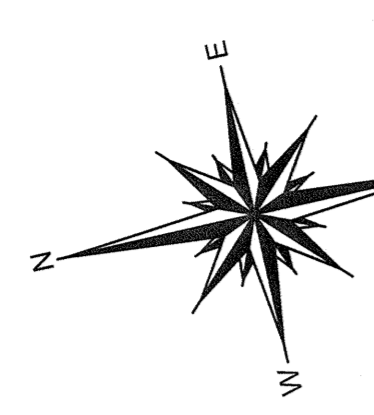
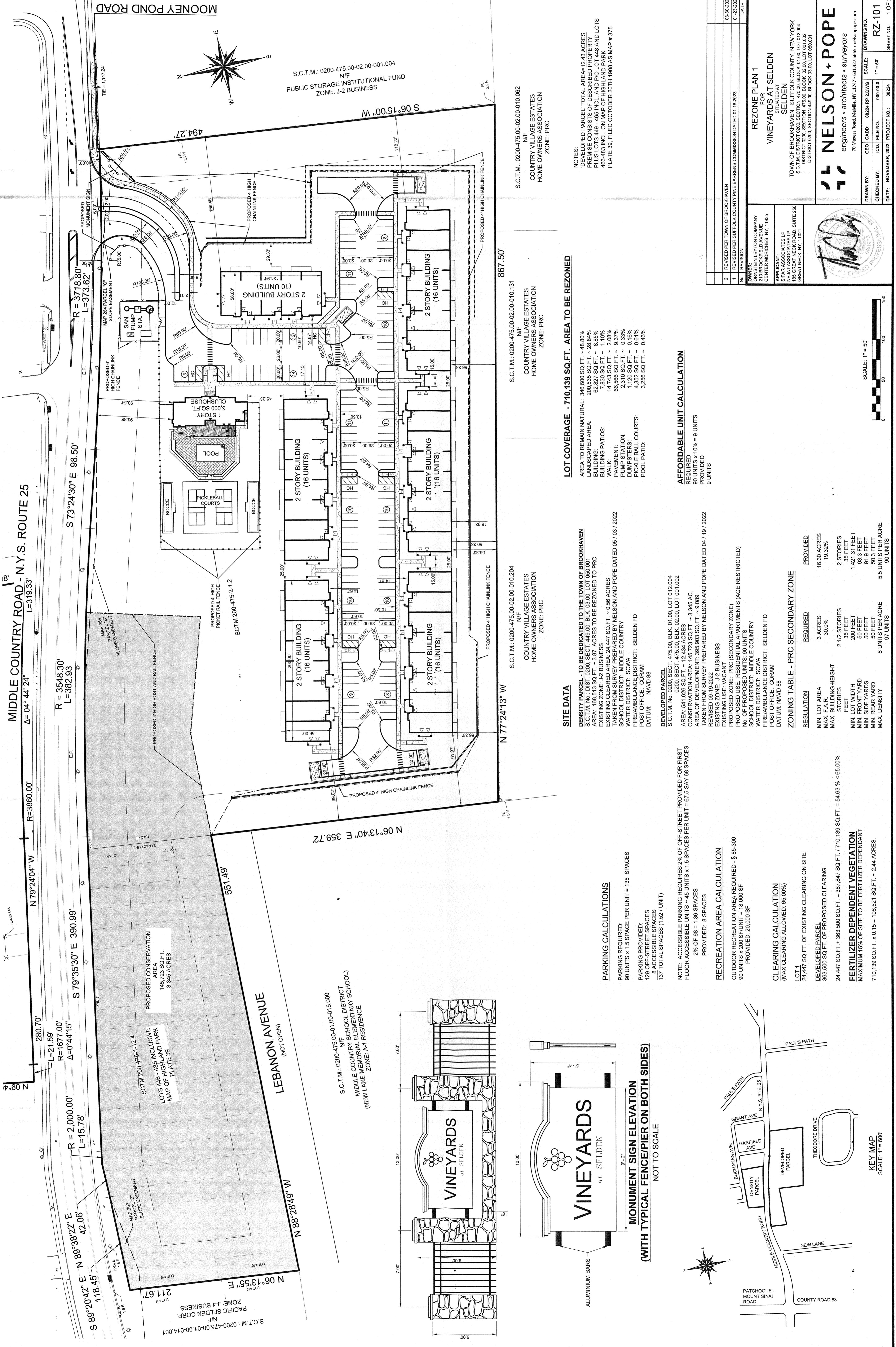
Thank you for your consideration. If you have any questions or need anything additional, please contact me directly at any time.

Respectfully submitted,


Bram D. Weber

Encls.

CC: Ms. Amy Moody (cover letter via electronic e-mail)
Ms. Leigh Rate, Esq. (cover letter via electronic e-mail)
Mr. James Tullo (cover letter via electronic e-mail)



S.C.T.M.: 0200-475.00-02.00-001.004
N/F
PUBLIC STORAGE INSTITUTIONAL FUND
ZONE: J-2 BUSINESS

MIDDLE COUNTRY ROAD - N.Y.S. ROUTE 25
Δ = 04° 44' 24"
L = 319.33'
R = 3548.30'
L = 382.93'

S 73°24'30" E 98.50'

R = 3548.30'
L = 382.93'

S 79°35'30" E 390.99'

R = 2,000.00'
L = 15.78'

N 89°38'22" E 42.08'

S 89°20'42" E 118.45'

PROPOSED CONSERVATION
145,723 SQ. FT.
3.345 ACRES

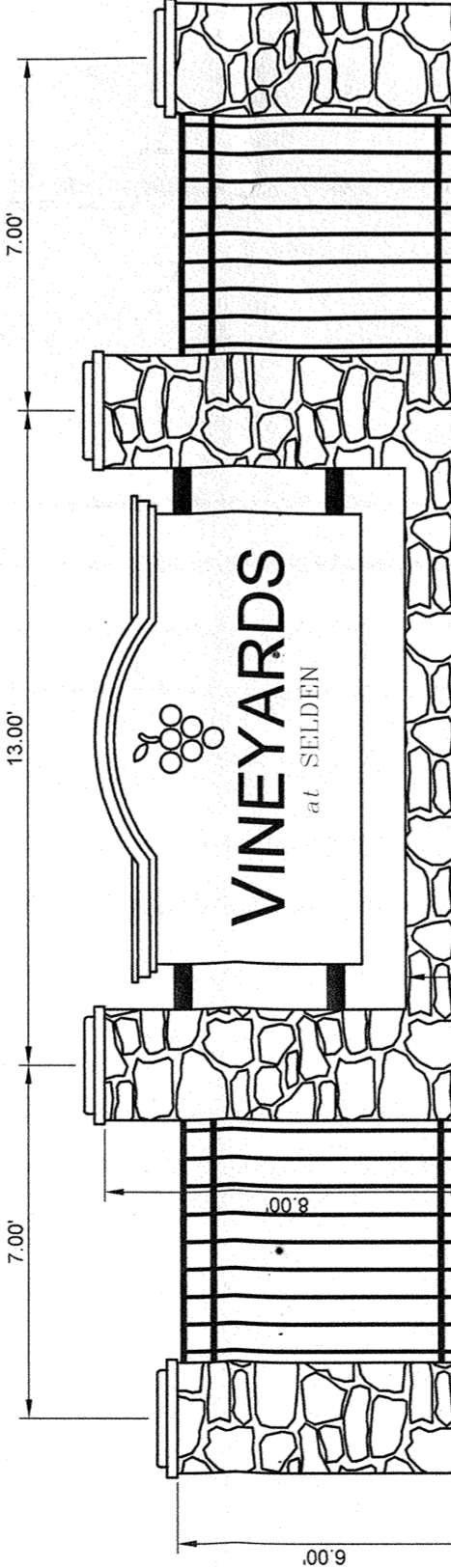
SCTM 200-475-1.12.4
LOTS 448 - 485 INCLUSIVE
MAP OF HIGHLAND PARK
PLATE 39

MAP 263
SLOPE EASEMENT

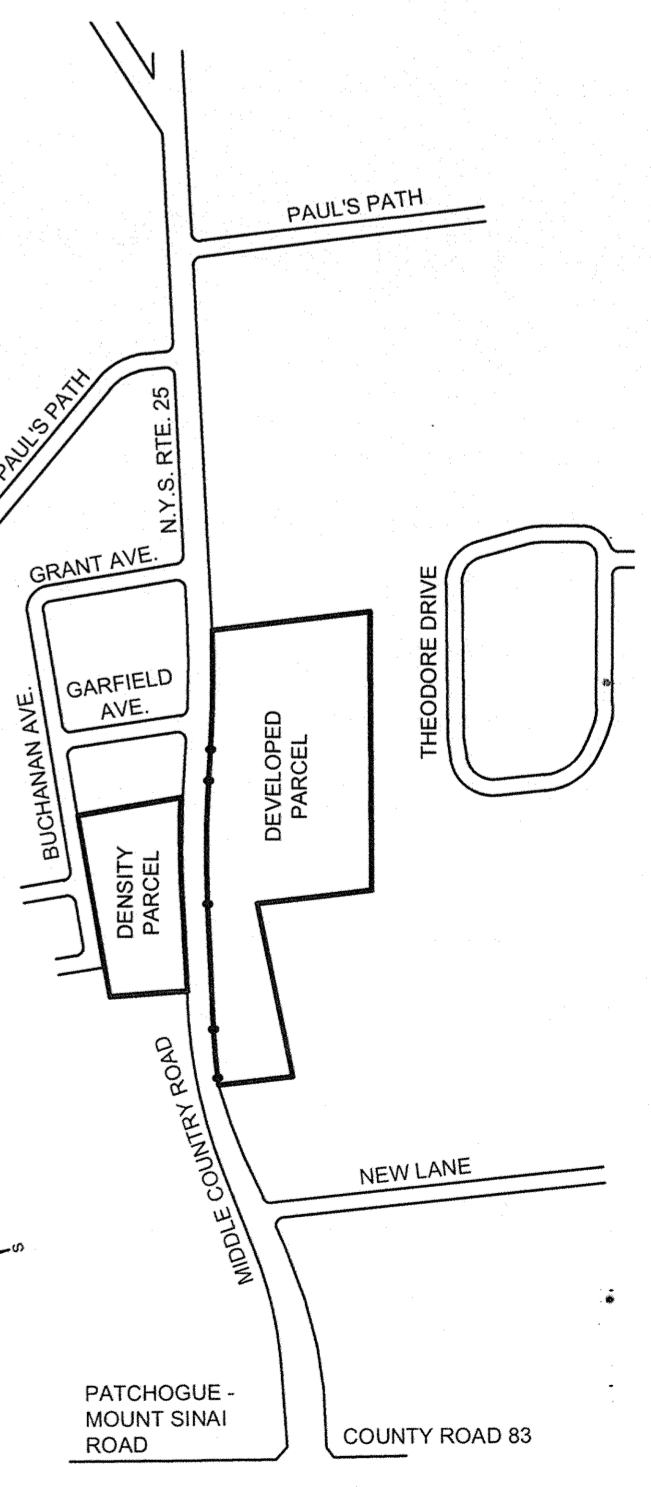
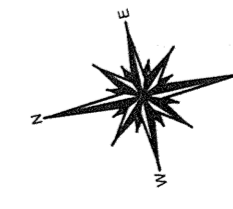
S.C.T.M.: 0200-475.00-01.00-014.001
N/F
PACIFIC SELDEN CORP.
ZONE: J-4 BUSINESS

LEBANON AVENUE
(NOT OPEN)

S.C.T.M.: 0200-475.00-01.00-015.000
N/F
MIDDLE COUNTRY SCHOOL DISTRICT
(NEW LANE MEMORIAL ELEMENTARY SCHOOL)
ZONE: A-1 RESIDENCE



MONUMENT SIGN ELEVATION
(WITH TYPICAL FENCE/PIER ON BOTH SIDES)
NOT TO SCALE



KEY MAP
SCALE: 1" = 600'

SITE DATA

DENSITY PARCEL TO BE DEDICATED TO THE TOWN OF BROOKHAVEN
S.C.T.M. NO. 0200-475.00-02.00-010.204
AREA: 183,518 SQ. FT. ~ 4.2 ACRES TO BE REZONED TO PRC
EXISTING ZONE: J-2 BUSINESS
TAKEN FROM SURVEY PREPARED BY NELSON AND POPE DATED 05/03/2022
SCHOOL DISTRICT: MIDDLE COUNTRY
WATER DISTRICT: SCWA
FIRE/AMBULANCE DISTRICT: SELDEN FD
POST OFFICE: CORAM
DATUM: NAVD 88

DEVELOPED PARCEL
S.C.T.M. NO. 0200-475.00-02.00-010.004
AREA: 541,626 SQ. FT. ~ 12.434 ACRES
AREA OF DEVELOPMENT: 145,723 SQ. FT. ~ 3.345 AC.
TAKEN FROM SURVEY PREPARED BY NELSON AND POPE DATED 04/19/2022
EXISTING USE: VACANT
PROPOSED ZONE: PRC (SECONDARY ZONE)
PROPOSED USE: RESIDENTIAL APARTMENTS (AGE RESTRICTED)
NO. OF PROPOSED UNITS: 90 UNITS
SCHOOL DISTRICT: MIDDLE COUNTRY
WATER DISTRICT: SCWA
FIRE/AMBULANCE DISTRICT: SELDEN FD
POST OFFICE: CORAM
DATUM: NAVD 88

ZONING TABLE - PRC SECONDARY ZONE

REGULATION	REQUIRED	PROVIDED
MIN. LOT AREA	3 ACRES	16.30 ACRES
MAX. BUILDING HEIGHT	30.0%	19.32%
MIN. LOT WIDTH	2 1/2 STORIES	2 STORIES
MIN. FRONT YARD	35 FEET	35 FEET
MIN. REAR YARD	200 FEET	1,421.31 FEET
MIN. SIDE YARD	50 FEET	93.3 FEET
MIN. REAR YARD	50 FEET	50.3 FEET
MAX. DENSITY	6 UNITS PER ACRE	5.5 UNITS PER ACRE
	97 UNITS	90 UNITS

PARKING CALCULATIONS

PARKING REQUIRED:
90 UNITS X 1.5 SPACES PER UNIT = 135 SPACES
PARKING PROVIDED:
128 OFF-STREET SPACES
8 ACCESSIBLE SPACES
137 TOTAL SPACES (1.52 / UNIT)

NOTE: ACCESSIBLE PARKING REQUIRES 2% OF OFF-STREET PROVIDED FOR FIRST FLOOR ACCESSIBLE UNITS - 45 UNITS X 1.5 SPACES PER UNIT = 67.5 SAN 68 SPACES
2% OF 68 = 1.36 SPACES
PROVIDED: 8 SPACES

RECREATION AREA CALCULATION

OUTDOOR RECREATION AREA REQUIRED - \$ 85-300
90 UNITS X 200 SF/UNIT = 18,000 SF
PROVIDED: 20,000 SF

CLEARING CALCULATION

(MAX CLEARING ALLOWED: 65.00%)
LOT 1
24,447 SQ. FT. OF EXISTING CLEARING ON SITE

DEVELOPED PARCEL
383,500 SQ. FT. OF PROPOSED CLEARING
24,447 SQ. FT. + 383,500 SQ. FT. = 387,947 SQ. FT. / 710,139 SQ. FT. = 54.63% < 65.00%

FERTILIZER DEPENDENT VEGETATION

MAXIMUM 15% OF SITE TO BE FERTILIZER DEPENDANT
710,139 SQ. FT. x 0.15 = 106,521 SQ. FT. ~ 2.44 ACRES.

LOT COVERAGE - 710,139 SQ. FT. AREA TO BE REZONED

AREA TO REMAIN NATURAL: 346,600 SQ. FT. ~ 7.880 ACRES
LANDSCAPED AREA: 200,535 SQ. FT. ~ 4.584 ACRES
TOTAL LOT AREA: 547,135 SQ. FT. ~ 12.464 ACRES
BUILDING PATIOS: 7,830 SQ. FT. ~ 0.180 ACRES
WALK: 14,745 SQ. FT. ~ 0.336 ACRES
PAVEMENT: 66,566 SQ. FT. ~ 1.513 ACRES
PUMP STATION: 2,310 SQ. FT. ~ 0.053 ACRES
DUMPSTERS: 1,120 SQ. FT. ~ 0.026 ACRES
PICKLE BALL COURTS: 4,352 SQ. FT. ~ 0.099 ACRES
POOL PATIO: 3,256 SQ. FT. ~ 0.074 ACRES

AFFORDABLE UNIT CALCULATION

REQUIRED
90 UNITS X 10% = 9 UNITS
PROVIDED
9 UNITS

S.C.T.M.: 0200-475.00-02.00-010.131
N/F
COUNTRY VILLAGE ESTATES
HOME OWNERS ASSOCIATION
ZONE: PRC

S.C.T.M.: 0200-475.00-02.00-010.204
N/F
COUNTRY VILLAGE ESTATES
HOME OWNERS ASSOCIATION
ZONE: PRC

S.C.T.M.: 0200-475.00-02.00-010.062
N/F
COUNTRY VILLAGE ESTATES
HOME OWNERS ASSOCIATION
ZONE: PRC

NOTES:
DEVELOPED PARCEL TOTAL AREA=12.43 ACRES
PREMISE CONSISTS OF DESCRIBED PROPERTY
PLUS LOTS 448 - 485 INCL. AND PLOT 448 AND LOTS
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REVISION
2 REVISED PER TOWN OF BROOKHAVEN
1 REVISED PER SUFFOLK COUNTY PLANNING COMMISSION DATED 01-18-2023

OWNER: NALBYTON COMPANY
270 BROOKFIELD AVENUE
CENTER MORICHES, NY, 11935

APPLICANT: SFAR ASSOCIATES LP
NEAR ASSOCIATES LP
270 BROOKFIELD AVENUE, SUITE 250
CENTER MORICHES, NY, 11935

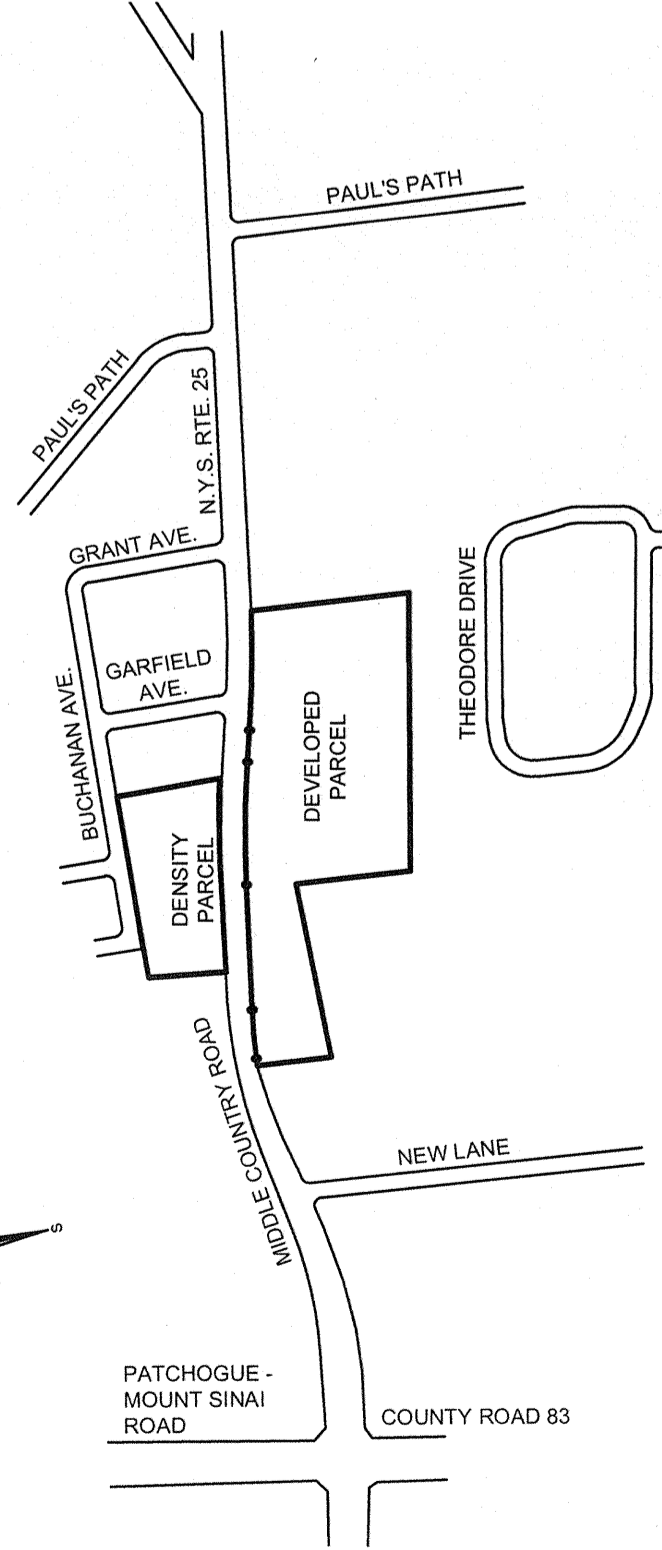
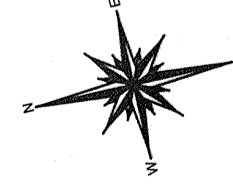
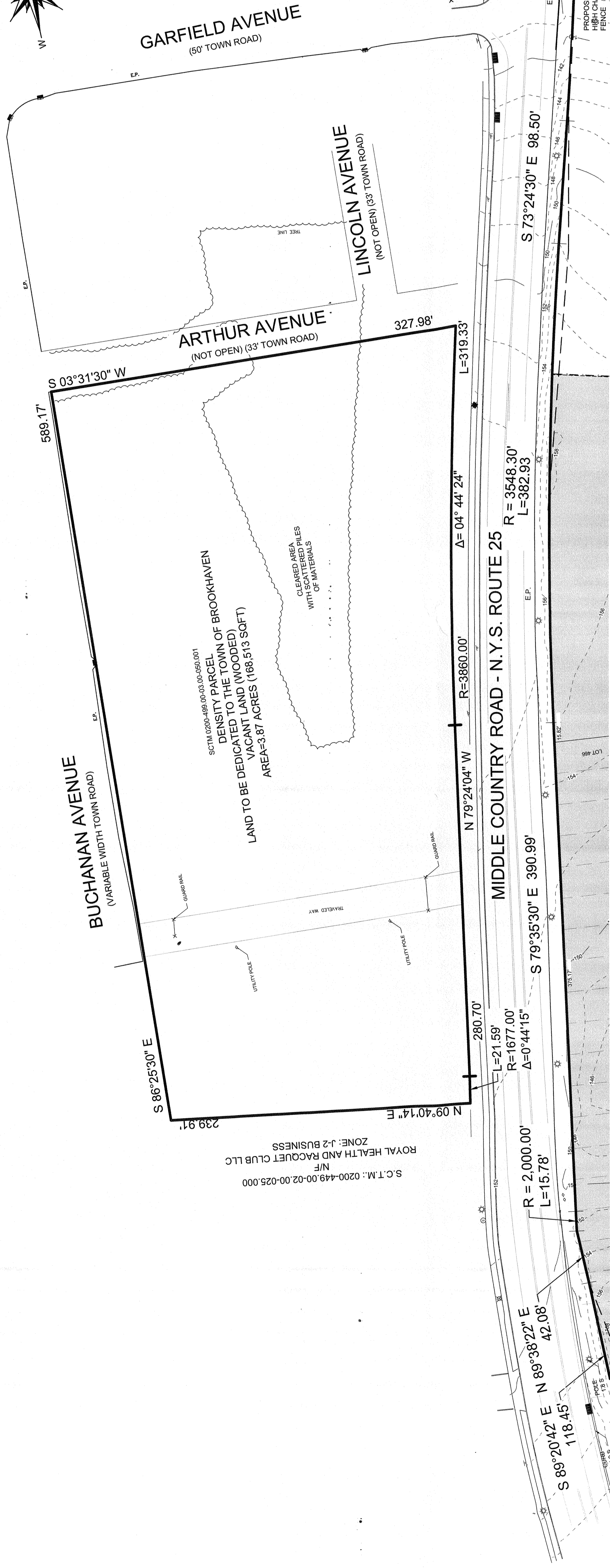
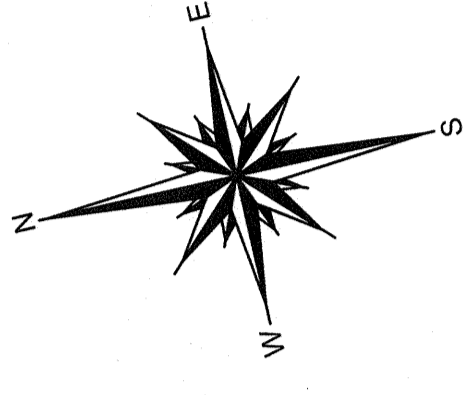


REZONE PLAN 1
VINEYARDS AT SELDEN
SITELAND AT
SELDEN
TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK
S.C.T.M. DISTRICT 0200, SECTION 475.00, BLOCK 01.00, LOT 012.004
DISTRICT 0200, SECTION 475.00, BLOCK 02.00, LOT 001.002
DISTRICT 0200, SECTION 475.00, BLOCK 03.00, LOT 050.001

NELSON + POPE
engineers + surveyors

70 Innes Road, Heliwell, NY 11197 • 631.427.5665 • nelsonpage.com

DRAWN BY: GEO CAD: 88224 RP 2/DWG SCALE: DRAWING NO.:
CHECKED BY: TO: FILE NO.: 000-00-0 PROJECT NO.: RZ-101
DATE: NOVEMBER, 2022 SHEET NO.: 88224 SHEET NO.: 1 OF 2



KEY MAP
SCALE: 1" = 600'

SCALE: 1" = 50'



2	REVISED PER TOWN OF BROOKHAVEN	03-30-2023
1	REVISED PER SUFFOLK COUNTY PINE BARRIENS COMMISSION DATED 01-18-2023	01-23-2023
160	REVISION	

REZONE PLAN 2
FOR
VINEYARDS AT SELDEN
SITUATED AT
SELDEN
TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK
S.C.T.M. DISTRICT 0200, SECTION 475.00, BLOCK 01.00, LOT 012.004
DISTRICT 0200, SECTION 475.00, BLOCK 02.00, LOT 001.002

NELSON + POPE
engineers • architects • surveyors
70 Haines Road, Melville, NY 11747 • 631.427.5665 • nelsonpopo.com

OWNER: MALBYTON COMPANY
210 BROOKFIELD AVENUE
CENTER MORICHES, NY, 11935

APPLICANT:
NEJAY ASSOCIATES LP
SUITE 250
699 GREAT NECK ROAD
GREAT NECK, NY, 11021

DRAWN BY: GEO CAD: 88224 RP 2 DWG SCALE: DRAWING NO.:
CHECKED BY: TCD FILE NO: 005-00-01 1" = 80'
DATE: NOVEMBER, 2022 PROJECT NO.: 88224 SHEET NO.: 2 OF 2

**Full Environmental Assessment Form
Part 1 - Project and Setting**

APR 25 '23 10:49 REC TOBCLRK

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Vineyards at Selden		
Project Location (describe, and attach a general location map): 1,350' e/o CR67 & SR25, 1,175' w/o Paul's Path, on south side of SR25 in Selden, Suffolk County, NY (SCTM: 475-1-12.4 & 475-2-1.2) (see attached)		
Brief Description of Proposed Action (include purpose or need): See attached.		
Name of Applicant/Sponsor: Ornstein Leyton Company c/o Alec Ornstein	Telephone: (631) 281-3300	
	E-Mail: alec@olcny.com	
Address: 210 Brookfield Avenue		
City/PO: Center Moriches	State: NY	Zip Code: 11935
Project Contact (if not same as sponsor; give name and title/role): See above	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Sifar Associates LP; Nejat Associates LP, and 107 Northern Blvd. Associates	Telephone:	
	E-Mail:	
Address: 185 Great Neck Road, Suite 250		
City/PO: Great Neck	State: NY	Zip Code: 11021



**FIGURE 1
LOCATION MAP**

**Vineyards at
Selden**

EAF Part 1

Sources: ESRI WMS
Scale: 1 inch equals 300 feet



DESCRIPTION OF ACTION

The proposed project involves three tax lots totaling 16.30 acres. Two of the tax lots comprising the subject property (200-475-1-12.4 and 200-475-2-1.2) are adjacent to one another on the south side of Middle Country Road (NYS Route 25) and have a combined lot area of 12.43 acres. The third tax lot comprising the subject property (SCTM: 200-449-3-50.1) is 3.87 acres and is located on the north side of Middle Country Road across from the above-described tax parcels. Each lot is currently vacant except for some partial clearing (22,447 SF or 0.56 acres) and stored construction equipment on the northern tax lot. The proposed action involves a request to rezone the subject property (the three lots) from J Business 2 (J-2) to Planned Retirement Community (PRC). Once rezoned, the south two tax lots are proposed to be developed with a 90-unit PRC consisting of six two-story residential buildings, a clubhouse, private indoor and outdoor recreational facilities including 20,000± SF of outdoor recreational space, a small sewer pump station, site access driveway off Middle Country Road and PRC parking areas containing a total of 137 spaces or 1.52 spaces per dwelling unit, including 8 ADA accessible spaces.

The property is located within an area of the Town that is considered to be a "Secondary Zone" as defined by §85-273B and §85-298B which influences the overall permitted density of the project based on proximity to essential goods and services. The Secondary Zone allows for a base density of three units/acre but permits up to 6 dwelling units/acre based on the number of affordable housing units proposed and number of pine barrens credits (PBCs) acquired (see further discussion of PBCs below).

The Applicant proposes 90 dwelling units based on a base yield of 48 units (3 units/acre x 16.3 acres = 48.9) plus an additional 10 percent affordable dwelling units (90 x 0.10 = 9) bringing the unit yield to 57.9. The proposed development is designed for 90 units, or 32.1 additional units, thereby requiring a transfer of 4.815 pine barrens credits (32.1 x 0.15) to the site. Since both the north and south properties are within the Long Island Central Pine Barrens Compatible Growth Area, the PBCs/development rights from the north lot will be transferred to the south development site, thereby preserving the north lot, and the north lot will be dedicated to the Town as open space. Ninety (90) units on 16.3 acres represents a density of 5.52 units/acre which complies with the 6 unit/acre standard.

In total, an estimated 7.96 acres or 48.8 percent of the 16.3-acre property will be vacant undisturbed forest. This includes 3.87 acres on the north parcel consisting of 3.31 acres of existing forest plus an additional 0.56 acres that is cleared but will regenerate naturally over time, and 3.345 acres of conservation area and 1.3 acres of additional vegetated perimeter buffer on the southerly development parcel. These forest areas will provide significant undisturbed woodlands along Middle Country Road and provide a transition between the Coram and Selden business districts thereby preventing undesirable commercial sprawl as envisioned by the 2006 Middle Country Road Land Use Plan.

All stormwater runoff will be retained on-site and recharged through a drainage system utilizing subsurface leaching pools. Site landscaping will be limited to plantings along the proposed building

foundations, around the clubhouse and recreational facilities, and within parking islands. The project will obtain its drinking water from Suffolk County Water Authority's (SCWA) Distribution System No. 15 in Coram and plans to connect to Suffolk County Sewer District No. 11 in Selden. The proposed Vineyards at Selden multiunit PRC use is consistent and compatible with other nearby land uses in the area including an existing adjacent age-restricted multifamily residential community known as "Country Village Estates" and another multiunit residential development opposite Country Village Estates known as "Bretton Woods."

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board: Change of Zone and amendments to 2005 Middle Country Road Land Use Plan	November 2022
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town Planning Board: Site Plan approval	TBD
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Building Department: Building Permit	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SCDHS sew/wat; SCDPW&SCSA: STP connection; SCWA, water connection; SCPC: 239-m review	TBD
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	CPBC: CPB review; PSEG LI: electric; National Grid: natural gas	TBD
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT: highway access/work permit SPDES General Construction Permit	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

*1996 Town of Brookhaven Comprehensive Land Use Plan; Town of Brookhaven 2005 Middle Country Road Land Use Plan for Coram, Middle Island, and Ridge

If Yes, identify the plan(s):

NYS Heritage Areas: LI North Shore Heritage Area; Central Pine Barrens Compatible Growth Area; LI Regional Planning Board's Central Suffolk-Special Groundwater Protection Area

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
J Business 2 (J-2)

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,

i. What is the proposed new zoning for the site? Planned Retirement Community (PRC) on northeast lot and southern lot

C.4. Existing community services.

a. In what school district is the project site located? Middle Country Central School District

b. What police or other public protection forces serve the project site?
Suffolk County Police Department, Precinct 6

c. Which fire protection and emergency medical services serve the project site?
Selden Fire District

d. What parks serve the project site?

Diamond in the Pines; Daniel R. Davis Nature Sanctuary; Suffolk County Vietnam Veterans Memorial Park; Glacier Ridge & Overton Mountain Bike Trails

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Age-restricted multifamily residential use (Planned Retirement Community or PRC)

b. a. Total acreage of the site of the proposed action? 16.3 acres
b. Total acreage to be physically disturbed? 8.34± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 16.3 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: 18 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase				90 (one phase)
At completion of all phases				N/A

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? grading, foundations/basements, drainage structures, pool, etc. with soil shipped offsite
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): 41,996 CY
 • Over what duration of time? 90± days
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
 Excess clean sand & loamy sand to be shipped off site as soon as possible after excavation but may be briefly stockpiled onsite with typical dust, erosion, sedimentation and drain inlet protections as needed; plans for material will depend on excavation contractor but may be reused offsite or properly disposed

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ 8.34+/- acres
 vi. What is the maximum area to be worked at any one time? _____ 8.34+/- acres
 vii. What would be the maximum depth of excavation or dredging? _____ 19± feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____
 Disturbance to site will be for typical construction needs. Project site will be graded, developed (buildings and pavement), bare areas will be seeded and landscaped to stabilize soils, required drainage will be installed and erosion and sedimentation control plans will be implemented

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes: *Plus irrigation water conservatively estimated at 8,219.7 gpd (one inch per week over irrigation season averaged as daily flow over course of one year)

i. Total anticipated water usage/demand per day: _____ 16,185 domestic* gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: Suffolk County Water Authority, Coram District; Distribution Area #15
- Does the existing public water supply have capacity to serve the proposal? * Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be _____
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
There are existing 12" SCWA mains nearby to the east & west along SR25. The main to the east will be extended west 550+/- feet to the site.
- Source(s) of supply for the district: Suffolk County Water Authority, Drinking Water Distribution Area No. 15

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 16,875 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Domestic wastewater/sewage

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

- If Yes:
- Name of wastewater treatment plant to be used: Suffolk County Sewer District #11, Selden, 969 Old Town Road facility
 - Name of district: Suffolk County Sewer District #11, Selden (proposed out of district connection)
 - Does the existing wastewater treatment plant have capacity to serve the project? Yes No
 - Is the project site in the existing district? Yes No
 - Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

A new pump station will be constructed on the N/E side of the S/E lot. A force main will be installed from the proposed pump station, north, across SR 25 & onto Garfield Avenue to Buchanan Avenue. From here, the FM will go west to a SCSD#11 manhole at the intersection of Buchanan & Harrison Avenues.

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

N/A

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

Wastewater to be treated at a County STP

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 3.74± acres (impervious surface)

_____ Square feet or 16.30 acres (parcel size)

- ii. Describe types of new point sources. N/A

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater will be captured in catch basins and leached into the ground through subsurface leaching pools. The capacity of the drainage system will comply with the volume necessary to meet or exceed Town design standards.

- If to surface waters, identify receiving water bodies or wetlands: N/A

- Will stormwater runoff flow to adjacent properties? *Impervious coverages are limited by CPB clearing restrictions Yes No

- iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

- ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ***N/A** Yes No
residential project

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____ 7AM - 6PM _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ Residential Use 24/7 _____
- Saturday: _____ Residential Use 24/7 _____
- Sunday: _____ Residential Use 24/7 _____
- Holidays: _____ Residential Use 24/7 _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
Noise may be generated above ambient noise levels during some construction activities but will be restricted to Mondays through Friday between 7AM and 6PM

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Trees will be removed but trees do not provide significant noise attenuation. Naturally vegetated perimeter buffers will be retained.

n.. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Limited outdoor lighting will be provided to ensure a safe and secure living environment for residents. The lighting design will comply with the Town's Exterior Lighting Standards including those that prevent light trespass, glare, excess energy use, visual impacts, and effects on views of the night sky.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Trees and shrubs will be cleared to allow for development, but 12.56 acres (including north lot) of existing vegetation and supplemental landscaping will be retained onsite including wooded perimeter buffers to help to prevent light trespass and other light related impacts.

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
***N/A residential project**

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ conservative 300 tons per _____ Total construction (unit of time)
- Operation : _____ conservative 1.904 tons per _____ week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Construction debris will be disposed or recycled at an approved facility
- Operation: Garbage and recyclables will be sorted by residents, placed in dumpster on site for routine pickup and disposal at an approved facility by a licensed contractor

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Construction debris will be disposed or recycled at an approved facility
- Operation: Garbage and recyclables will be sorted by residents, placed in dumpster on site for routine pickup and disposal at an approved facility by a licensed contractor

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): see below

ii. If mix of uses, generally describe:

Commercal/retail, commercial recreation (health club, bowling alley), service station, storage facility, multifamily residential, public elementary school, offices, forest

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	3.74+/-	+3.74
• Forested	15.74+/-	7.96+/-	-7.78
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)	0.56+/-		-0.56
• Other Describe: <u>Landscaping</u>	0	4.6+/-	+4.6

**Future "forested" and future "non-vegetated" areas assume re-growth/natural regeneration of 0.56 acres of forest in existing cleared area on north lot.

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
New Lane Elementary School, Country Village Estates age-restricted multifamily residential community, and Tutor Time Child Care and Early Learning

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 1,800+/- feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Carver Plymouth sands 3-15%(CPC)	_____	54 %
*Based on an estimate of the three most prevalent soils types on the 16.34 acre property	Plymouthloamysand0-3% slopes(PIA)	_____ 16 %
	Carver Plymouth sands 0-3% (CpA)	_____ 8 %

d. What is the average depth to the water table on the project site? Average: south lot, 77 feet north lot, 112+/- feet

e. Drainage status of project site soils: Well Drained: _____ 100 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 88.1 % of site
 10-15%: _____ 10.31 % of site
 15% or greater: _____ 1.6 % of site
 *Slopes on the south lots / development site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:

i. Name of aquifer: Nassau-Suffolk Sole Source Aquifer (SSA) _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
 Expected: grey squirrel, white-tailed woodchuck, Fowler's toad, common birds _____
 deer, eastern cottontail rabbit, racoon, robins, blue jays, chickadee, catbird, etc. _____
 white-footed mouse, eastern chipmunk, _____

n. Does the project site contain a designated significant natural community? ***Central Pine Barrens CGA, project complies with clearing restrictions** Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

The project site is in an area identified by NYSDEC as having the potential for Northern long-eared bats ("NLEBs"). NLEBs are classified as State and Federally "Threatened" species.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: Central Suffolk Special Groundwater Protection Area and Central Pine Barrens Compatible Growth Area
 ii. Basis for designation: Protect groundwater and drinking water, protect public health, protect pine barrens vegetation and habitat
 iii. Designating agency and date: Suffolk County, 2/10/88 and Long Island Regional Planning Board 3/19/93

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Carrie O'Farrell, Nelson, Pope Voorhis, LLC Date 4/4/23

Signature  Title Partner

APR 25 '23 4:10:47 REC TOBCLRK



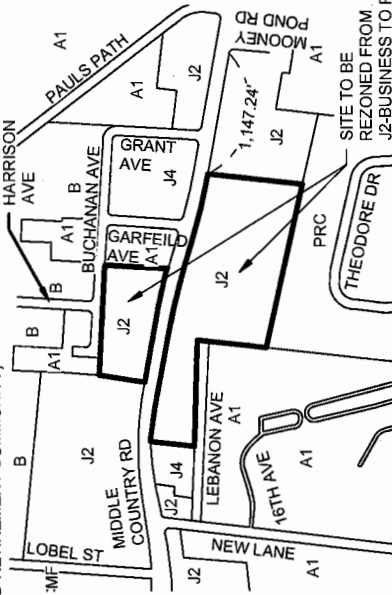
SUBJECT PARCEL SCTM #S: 0200-475-1-12.4 AREA OF LOT 1.2 & 12.4 12.43 ACRES
0200-475-2-1.2 AREA OF LOT 50.1 3.87 ACRES
0200-449-3-50.1 TOTAL AREA OF SITE: 16.30 ACRES

TOWN: BROOKHAVEN

HAMLET: SELDEN

SCHOOL DISTRICT: MIDDLE COUNTRY CSD No. 11

ZONING: J-BUSINESS 2 TO PRC RESIDENCE DISTRICT
(PLANNED RETIREMENT COMMUNITY)



SCALE: 1"=1000'

PREPARED BY

NELSON + POPE

MELVILLE, NY 11747

JOB No. 88224

MARCH 2023

APPLICATION NAME:

VINEYARDS AT SELDEN

CHANGE OF ZONE

APPLICANT:

ALEC ORNSTEIN

ORNSTEIN LEYTON COMPANY

210 BROOKFIELD AVENUE

CENTER MORICHES, NY 11934

ALEC@OLCNY.COM

RECEIVED

Print Form

DEC 9 - 2022



Town of Brookhaven

Town of Brookhaven
Town Clerk's Office

Land Use Application

Long Island, New York

One Independence Hill, Farmingville, NY 11738

Form PL-01 rev E 1/1/2019

Page 1 of 11

Please check the appropriate application request:

1. TOWN BOARD:

- 1a. AMENDMENT OF RESTRICTIVE COVENANT (TBR)
- 1b. CHANGE OF ZONE (CZ)
- 1c. PLANNED DEVELOPMENT DISTRICT (PDD)(CZ)
- 1d. SPECIAL PERMIT (CZ)

Case Number:	<input type="text"/>
Application Date:	<input type="text"/>

Town Use Only

2. PLANNING BOARD:

- 2a. AMEND RESTRICTIVE COVENANT (Relief of Covenant) PBR
- 2b. FINAL SUBDIVISION - FS
- 2c. LAND DIVISION - LD
- 2d. PLANNING BOARD VARIANCE
- 2e. PRELIMINARY FINAL SUBDIVISION - FS
- 2f. PRELIMINARY SUBDIVISION - PS
- 2g. ROAD IMPROVEMENT/RESUBDIVISION - RI
- 2h. SINGLE FAMILY RESIDENCE - SF
- 2i. SITE PLAN- SP
- 2j. SPECIAL PERMIT - SP
- 2k. 278 CLUSTER TREATMENT (Submitted w/PS, FS, PF, LD or RI)
- 2l. OTHER:

Application is hereby made to the Town of Brookhaven for the application type requested.

By application submittal, the applicant does hereby authorize employees or agents of the Town of Brookhaven to enter and inspect the project site as necessary in conjunction with this application.

3. PLANNING DIVISION:

- 3a. CHANGE OF USE - CU (including facade and minor additions up to 500 sf)
- 3b. FIRE/AMBULANCE, ETC. - OM
- 3c. TEST HOLE - TH
- 3d. TREE CLEARING - TC
- 3e. REVEGETATION PLAN- RV



Town of
Brookhaven
Long Island, New York

Land Use Application

Form PL-01 rev E 1/1/2019 Page 2 of 11

I. GENERAL APPLICATION:
A. PROPERTY LOCATION:

Suffolk County Tax Map (SCTM) Property Number: (Use "Scope of Work" section below to list any additional SCTM #'s)

DISTRICT	SECTION	BLOCK	LOT
0200	475.00	02.00	see below

Name of Application: Vineyards at Selden

Located at #: 0, on the N E S W side of: Middle Country Road (NY-25A)

Distance: +/- 450 Ft., N E S W of: New Lane

Hamlet: Selden Post Office: Selden

Ambulance District: Not Applicable School District: Middle Country CSD

Fire District: Selden ***Total Proposed S.F. of Building(s):**

Property Size (Acres): 16.3 OR Square Feet:

Disturbed Property Size (Acres): 8.26 OR Square Feet:

Present Zoning/Use of Site: J2 Business District Proposed Zoning/Use of Site: PRC Residential District

Name of Subdivision:

Subdivision Lot Number:

Yes No Does the property in question conform to the lot area requirement?

Scope of Proposed Work: (Please list all SCTM #'s associated with application)

Properties: 0200-475.00-01.00-012.004; 0200-475.00-02.00-001.002; 0200-449.00-03.00-050.001

Change of Zone, transfer of residential density, and preservation of property to allow for a 90 unit PRC (Planned Residential Community) for residents age 55+ to be called Vineyards at Selden. For Lot 050.001, this property is to be dedicated to the Town as open space and the allowable density transferred to the development parcel. All of Lot 050.001 is to be rezoned to PRC Residential District, only part of the density transferred to the development lot, and the entirety of Lot 050.001 is dedicated for preservation. Approximately 3.3 acres of the development parcel will be protected by a Conservation Easement granted to the Town.



Town of Brookhaven Long Island, New York	Land Use Application
	Form <u>PL-01</u> rev. E 6/2/15 Page 3 of 11

B. PROPERTY OWNER/ENTITY CONSENT: *(separate sheets may be used for multiple owners)*

Be advised that I am the owner of record of the property referenced herein and hereby consent to this application. By this application, the owner does hereby authorize employees or agents of the Town of Brookhaven, in conjunction with this application, to enter and inspect the project site as necessary.

Owner/Entity Name:

Firm Name:

Address:

Hamlet: State: Zip: Tel#:

E-mail: Fax#:

If corporation, name of responsible officer: Title:

IN WITNESS WHEREOF I have hereto set my hand onto this day of 2022

Sina Mahfar

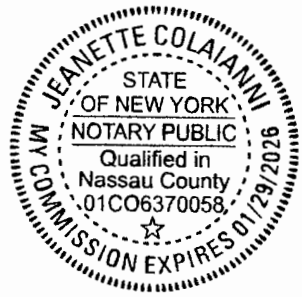
Sign By Owner/Officer

STATE OF NEW YORK)

County of Nassau

On the 7th day of June in the year 2022 before me, the undersigned, personally appeared Sina MAHfar personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Jeanette Colaianni
Notary Public





Town of <h1 style="margin: 0;">Brookhaven</h1> <p style="margin: 0;">Long Island, New York</p>	<h2 style="margin: 0;">Land Use Application</h2>
Form <u>PL-01</u> rev E 9/2/15 Page 3 of 11	

B. PROPERTY OWNER/ENTITY CONSENT: *(separate sheets may be used for multiple owners)*

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Owner/Entity Name:

Firm Name:

Address:

Hamlet: State: Zip: Tel#:

E-mail: Fax#:

If corporation, name of responsible officer: Title:

IN WITNESS WHEREOF I have hereto set my hand onto this day of ,

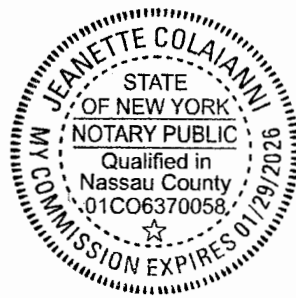
Sign By Owner/Officer

STATE OF NEW YORK)

COUNTY OF Nassau

On the 7th day of June in the year 2022 before me, the undersigned, personally appeared Sina Mahfar personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public





Town of Brookhaven Long Island, New York	Land Use Application
	Form <u>PL-01</u> rev E 6/2/15 Page 3 of 11

B. PROPERTY OWNER/ENTITY CONSENT: *(separate sheets may be used for multiple owners)*

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Owner/Entity Name:

Firm Name:

Address:

Hamlet: State: Zip: Tel#:

E-mail: Fax#:

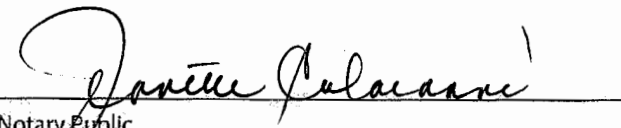
If corporation, name of responsible officer: Title:

IN WITNESS WHEREOF I have hereto set my hand onto this day of

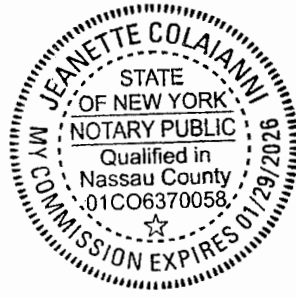


 Sign By Owner/Officer

STATE OF NEW YORK)
 COUNTY OF NASSAU) ss:
 On the 7th day of June in the year 2022 before me, the undersigned, personally appeared Sina Mahfar personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



 Notary Public





Town of
Brookhaven
Long Island, New York

Land Use Application

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C. APPLICANT/CONTRACT VENDEE/LESSEE

(If same as owner, state in name field below)

Name: Firm Name:

Street Address:

City: State: Zip: Tel#:

E-mail: Fax#:

D. PLAN PREPARER

Name: Firm Name:

Street Address:

City: State: Zip: Tel#:

E-mail: Fax#:

E. ATTORNEY/AGENT (If applicable):

Name: Firm Name:

Street Address:

City: State: Zip: Tel#:

E-Mail: Fax#:

F. Removal of Excess Materials

Engineers Certification:

The site plan or subdivision submitted to the Board depicts an excess of cubic yards, proposed to be removed from the premises.

Name: Phone Number

E-mail: License Number:

Signature:

Date:



Town of Brookhaven Long Island, New York	Land Use Application
	Form <u>PL-01</u> rev. E 6/2/15 Page 5 of 11

II. BOARD OF ETHICS TRANSACTIONAL DISCLOSURE:

Case Number:

A. APPLICANT

Application Date:

Name: Address:

City: State: Zip: Tel#:

E-Mail: Fax#:

Yes No Does any officer of the State of New York, officer or employee of the Town of Brookhaven, officer or employee of Suffolk County, officer of a political party in Suffolk County or his or her spouse, brother, sister, parent, child, grandchild, or the spouse of any of them have an interest in this application by virtue of being the actual applicant, or, by virtue of having an interest in the corporation, partnership, or association making such application?

B. If you checked "Yes" above, please complete the following section below:

Interested Party and Nature of Interest:

Name: Address:

City: State: Zip:

Title: Department:

Relationship to Public Officer/Employee and Title if other than Self:

Yes No 1. Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is listed on the New York or American Stock Exchanges,

Yes No 2. The actual applicant,

Yes No 3. An Officer, Director, Partner, or Employee of the applicant, or,

Yes No 4. Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

Alec Ornstein [Signature]

Print Name: _____ Signature: _____

On the 19th day of May in the year 2007, before me, the undersigned, a Notary Public in and for said State, appeared Alec Ornstein, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity(ies), and they by his/her/their signature(s), on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public:

Jeanne M. Neilon
Notary Public, State of New York
No. 01NE6257680
Qualified in Suffolk County
Commission Expires 3/19/20 24



Town of <h1 style="margin: 0;">Brookhaven</h1> <p style="margin: 0;">Long Island, New York</p>	<h2 style="margin: 0;">Land Use Application</h2>
Form <u>PL-01</u> rev E 6/2/15 Page 5 of 11	

II. BOARD OF ETHICS TRANSACTIONAL DISCLOSURE:

Case Number:

A. APPLICANT

Application Date:

Name: <input style="width: 90%; height: 20px;" type="text" value="Sifar Associates LP"/>	Address: <input style="width: 95%; height: 20px;" type="text" value="185 Great Neck Road, Suite 250"/>		
City: <input style="width: 250px; height: 20px;" type="text" value="Great Neck"/>	State: <input style="width: 50px; height: 20px;" type="text" value="NY"/>	Zip: <input style="width: 100px; height: 20px;" type="text" value="11021"/>	Tel#: <input style="width: 150px; height: 20px;" type="text"/>
E-Mail: <input style="width: 500px; height: 25px;" type="text"/>	Fax#: <input style="width: 150px; height: 20px;" type="text"/>		

Yes No

Does any officer of the State of New York, officer or employee of the Town of Brookhaven, officer or employee of Suffolk County, officer of a political party in Suffolk County or his or her spouse, brother, sister, parent, child, grandchild, or the spouse of any of them have an interest in this application by virtue of being the actual applicant, or, by virtue of having an interest in the corporation, partnership, or association making such application?

B. If you checked "Yes" above, please complete the following section below:

Interested Party and Nature of Interest:

Name: <input style="width: 90%; height: 20px;" type="text"/>	Address: <input style="width: 95%; height: 20px;" type="text"/>		
City: <input style="width: 250px; height: 20px;" type="text"/>	State: <input style="width: 50px; height: 20px;" type="text" value="NY"/>	Zip: <input style="width: 100px; height: 20px;" type="text"/>	
Title: <input style="width: 300px; height: 20px;" type="text"/>	Department: <input style="width: 250px; height: 20px;" type="text"/>		

Relationship to Public Officer/Employee and Title if other than Self:

Yes No 1. Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is listed on the New York or American Stock Exchanges,

Yes No 2. The actual applicant,

Yes No 3. An Officer, Director, Partner, or Employee of the applicant, or ,

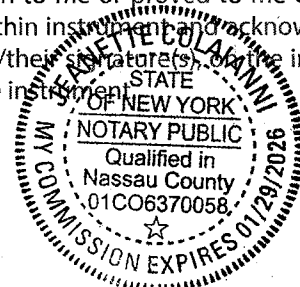
Yes No 4. Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

Sina Mahfar

Print Name: _____ Signature: _____

On the 9th day of November, in the year 2022, before me, the undersigned, a Notary Public in and for said State, appeared Sina Mahfar, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity(ies), and they by his/her/their/ capacity(ies) of the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.

Notary Public: _____





Town of
Brookhaven
Long Island, New York

Land Use Application

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II. BOARD OF ETHICS TRANSACTIONAL DISCLOSURE:

Case Number:

A. APPLICANT

Application Date:

Name:

Address:

City:

State:

Zip:

Tel#:

E-Mail

Fax#:

Does any officer of the State of New York, officer or employee of the Town of Brookhaven, officer or employee of Suffolk County, officer of a political party in Suffolk County or his or her spouse, brother, sister, parent, child, grandchild, or the spouse of any of them have an interest in this application by virtue of being the actual applicant, or, by virtue of having an interest in the corporation, partnership, or association making such application?

Yes No

B. If you checked "Yes" above, please complete the following section below:

Interested Party and Nature of Interest:

Name:

Address:

City:

State:

Zip:

Title:

Department:

Relationship to Public Officer/Employee and Title if other than Self:

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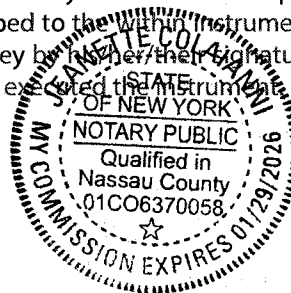
Sina Mahfar

Print Name:

Signature:

On the 9th day of November, in the year 2022, before me, the undersigned, a Notary Public in and for said State, appeared Sina Mahfar, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity(ies), and they by their signature(s), on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.

Notary Public:





Town of
Brookhaven
Long Island, New York

Land Use Application

Form PL-01 rev E 6/2/15

Page 5 of 11

II. BOARD OF ETHICS TRANSACTIONAL DISCLOSURE:

Case Number:

A. APPLICANT

Application Date:

Name:

Address:

City:

State:

Zip:

Tel#:

E-Mail

Fax#:

Does any officer of the State of New York, officer or employee of the Town of Brookhaven, officer or employee of Suffolk County, officer of a political party in Suffolk County or his or her spouse, brother, sister, parent, child, grandchild, or the spouse of any of them have an interest in this application by virtue of being the actual applicant, or, by virtue of having an interest in the corporation, partnership, or association making such application?

Yes No

B. If you checked "Yes" above, please complete the following section below:

Interested Party and Nature of Interest:

Name:

Address:

City:

State:

Zip:

Title:

Department:

Relationship to Public Officer/Employee and Title if other than Self:

- Yes No 1. Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is listed on the New York or American Stock Exchanges,
- Yes No 2. The actual applicant,
- Yes No 3. An Officer, Director, Partner, or Employee of the applicant, or,
- Yes No 4. Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

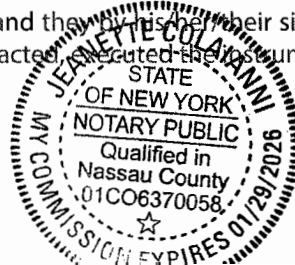
Sina Mahfar

Print Name:

Signature:

On the 9th day of November, in the year 2022, before me, the undersigned, a Notary Public in and for said State, appeared Sina Mahfar, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity(ies), and that he/she/they are the individual(s), or the person(s) upon behalf of which the individual(s) acted in executing the instrument.

Notary Public:





Town of Brookhaven Long Island, New York	Land Use Application
	Form PL-01 rev E 6/2/15 Page 6 of 11

III. A. PROJECT DATA

- Yes No 1. Is the property within 500' of the boundary of any village or town? Village/Town
- Yes No 2. Within 500' of any existing or proposed County or State Parkway, Thruway, Expressway or highway?
- Yes No 3. Within 500' of any existing or proposed boundary of any County, State or Federal owned land?
- Yes No 4. Within 500' of any existing or proposed place of public assembly?
- Yes No 5. Within 100' of any freshwater or tidal wetland system?
- Yes No 6. Within Carmans River Watershed area?
- Yes No 7. Within a designated Historic District or Historic District Transition Zone?
- Yes No 8. Are there any existing covenants or restrictions affecting the premises for which the approval is sought?
If **Yes**, please attach a copy certified by the Suffolk County Clerk.
- Yes No 9. Are there covenants or conditions being offered which would affect the use or development of this property?
- Yes No 10. Is the property improved with any structures or signs? If **Yes**, attach a copy of any Certificate of Occupancy(s), Certificates of Existing Use(s), and/or Certificate of Zoning Compliance(s) for all of the existing structures and/or signs.
- Yes No 11. Is the property located within the New York State Hydrogeologic Sensitive Zone?
- Yes No 12. Is the property located within the New York State designated Central Pine Barrens area?
- Yes No 13. Is there any Pine Barrens Credits being purchased?
- Yes NO 14. Does the owner/applicant own or have any interest in any contiguous property?
If **Yes**, list the SCTM numbers below:

- Yes No 15. Have you applied for Health Department approval for sanitary waste for the proposed use?
- Yes No 16. Do any Special Districts or utilities service the site?
If **Yes**, please explain below:

The site is within the jurisdiction of the Suffolk County Water Authority.

- Yes No 17. Will there be any use, manufacture, or disposal of any hazardous materials, and/or ground water resources be utilized in any other way other than for normal potable consumption, and/or any air, noise or light emissions occur. If **Yes**, please explain below:

- Yes No 18. Is the property located on an improved road?
- Yes No 19. Is the road Town maintained?
- Yes No 20. Does the proposed property disturb more than one acre of land? If **Yes**, please prepare a Stormwater Pollution Prevention Plan.
- Yes No 21. Is the property located within a designated Zoning Overlay District?
- Yes No 22. Was the property subject to a public hearing on a change of zone application within the last 12 months?



Town of Brookhaven Long Island, New York	RECEIVED	Land Use Application
	JAN 30 2023	
	Town of Brookhaven Town Clerk's Office	Form PL-01 rev E 6/2/15
		Page 7 of 11

III. B. PROJECT DATA: ECONOMIC IMPACTS

Completed for all commercial/industrial projects and residential projects greater than 10 Units
(If not applicable, check here and go to Section IV) N/A

1. Does project involved Local, State or Federal funding? Yes No

2. **If single phase project:**
 Anticipated period of construction months. (including demolition).
3. **If multi-phased:**
 - a. Total number of phases anticipated.
 - b. Expected date of commencement Phase 1. (including demolition)
 - c. Approximate completion date of final phase. (month/year)
 - d. Is Phase 1 functionally dependent on subsequent phases? Yes No

4. Number of jobs generated during construction. (full time equivalent)
5. Number of jobs generated after completion. (full time equivalent)
6. Number of jobs eliminated by this project.
7. What are the current tax revenues generated by the project site?
8. What tax revenues will project generate after completion?
9. What is the estimated cost of construction?
10. How many schoolchildren is the project expected to generate? N/A
11. What is the estimated cost of educating the school-age children generated by the completion of this project? N/A



Town of <h1 style="margin: 0;">Brookhaven</h1> <p style="margin: 0;">Long Island, New York</p>	<h2 style="margin: 0;">Land Use Application</h2>
	Form PL-01 rev E 6/2/15 Page 8 of 11

IV. SPECIAL USE PERMITS & VARIANCES:

A1. If the proposed project requires a **Special Permit**, please **check** the appropriate **Board** and describe the Special Permit request in the space below:

- Town Board
 Planning Board
 Zoning Board of Appeals

Not Applicable

B1. If the proposed project requires **Variations, or Waivers**, please **check** the appropriate **Board**, state the nature of the request and the reason in the space below:

- Town Board
 Planning Board
 Zoning Board of Appeals

Not Applicable

2. VARIANCES/WAIVERS REQUESTED: Please check the type of variance/waiver request and specify the size proposed:

[Note: Upon application review, additional variance/waiver request(s) may be added by Town Application Examiners.]

<input type="checkbox"/> Lot Area	<input style="width: 100%;" type="text"/>	<input type="checkbox"/> 1st Story Sq. Ft.	<input style="width: 100%;" type="text"/>
<input type="checkbox"/> Lot Width	<input style="width: 100%;" type="text"/>	<input type="checkbox"/> 2nd Story Sq. Ft.	<input style="width: 100%;" type="text"/>
<input type="checkbox"/> Front Yard Setback	<input style="width: 100%;" type="text"/>	<input type="checkbox"/> Special Permit Criteria	<input style="width: 100%;" type="text"/>
<input type="checkbox"/> Rear Yard Setback	<input style="width: 100%;" type="text"/>	<input type="checkbox"/> Other	<input style="width: 100%;" type="text"/>
<input type="checkbox"/> Side Yard Setback	Minimum <input style="width: 100%;" type="text"/>	Total	<input style="width: 100%;" type="text"/>

3. List the structure(s) requiring variance/waiver(s): Specify whether each structure is PROPOSED or EXISTING:

	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	



Town of Brookhaven Long Island, New York	<h1>Land Use Application</h1>
	Form PL-01 rev E 6/2/15 Page 9 of 11

C1. If the proposed project requires an **Amendment to a Restrictive Covenant**, please **check** the appropriate **Board** and describe: A) Existing covenant for which relief is sought; B) Description of requested relief; and, C) Reason for requested relief, in the space below:

Town Board
 Planning Board
 Zoning Board of Appeals

Not Applicable

2. Percentage of current covenant area affected: % Proposed percentage of covenant area affected: %
 3. Percentage of current buffer area affected: % Proposed percentage of buffer area affected: %

V. SUBDIVISION/LAND DIVISION:

A1. Complete for all subdivision/land division/road improvements

Deed(s) recorded in the Suffolk County Clerk's Office:	Number of Lots: <input type="text"/>
Date: <input type="text"/>	Page: <input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

- Yes No 2. Are there encumbrances or liens against this land other than mortgages?
- Yes No 3. Will the final plat be filed in sections, or will it cover the entire preliminary layout?
- Yes No 4. Are all the public open spaces shown on the layout to be dedicated for public purposes?
- 5. How many acres are to be dedicated for public park or playground purposes?

Reset Form

RECEIVED

JAN 30 2023

Town of Brookhaven
Town Clerk's Office

TOWN OF BROOKHAVEN
TRANSACTIONAL DISCLOSURE FORM
(Conflict of Interest Form)

A Transactional Disclosure form is required when someone submits certain applications to Brookhaven Town. The purpose of the disclosure is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

*Note: It is required that a copy of this form be sent to the Director of the Board of Ethics.

Name Ornstein Leyton Company Address 210 Brookfield Avenue

City Center Moriches State NY Zip 11935

Telephone 631-281-3300 Email alec@olcny.com Fax _____

This form is for:

- An individual
- A corporation
- A partnership
- An association

Nature of Application:

- Property Assessment Grievance for non-residential parcel
- Amendment
- Approval of Plat
- License or Permit affecting real property
- Variance
- Change of Zone
- Exemption from Plat or Official Map
- Bidding on contract(s)

Affected parcel (address) SCTM: 0200-475.00-01.00-012.004; 0200-475.00-02.00-001.002; 0200-449.00-03.00-050.001

Does any officer or employee of the Town of Brookhaven, member of an executive committee of a political party, or his/her spouse, brother, sister, parent, child, grandchild or spouse of any of them, have an interest in this application by virtue of being the actual applicant, being the owner of the actual property or having an interest in the corporation, partnership or association making such application? Yes ___ No X

If Yes, complete the appropriate section below.
If No, sign and date at end of form.

Please complete the following relevant section below:

For individual:

Interested Party:

Name _____ Address _____

City _____ State _____ Zip _____

Effective 5/15/2018

For corporation:

Interested Party:

Name _____ Address _____

City _____ State _____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is publicly traded.

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

For partnership or association:

Interested Party:

Name _____ Address _____

City _____ State _____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Does the owner hold greater than five percent (5%) interest of publicly traded shares?

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

ALL APPLICANTS PLEASE FILL OUT BELOW:

Print Name Ornstein Leyton Company Date 12/28/22

Signature _____

by: Alec Ornstein - Authorized Signatory

Effective 05/15/2018

RECEIVED

JAN 30 2023

Town of Brookhaven
Town Clerk's Office

TOWN OF BROOKHAVEN
TRANSACTIONAL DISCLOSURE FORM
(Conflict of Interest Form)

A Transactional Disclosure form is required when someone submits certain applications to Brookhaven Town. The purpose of the disclosure is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

*Note: It is required that a copy of this form be sent to the Director of the Board of Ethics.

Name Nejat Associates, LP Address 185 Great Neck Rd., Ste. 250

City Great Neck State NY Zip 11021

Telephone _____ Email _____ Fax _____

This form is for:

- An individual
- A partnership
- A corporation
- An association

Nature of Application:

- Property Assessment Grievance for non-residential parcel
- Amendment
- Approval of Plat
- License or Permit affecting real property
- Variance
- Change of Zone
- Exemption from Plat or Official Map
- Bidding on contract(s)

Affected parcel (address) SCTM: 0200-449.00-03.00-050.001

Does any officer or employee of the Town of Brookhaven, member of an executive committee of a political party, or his/her spouse, brother, sister, parent, child, grandchild or spouse of any of them, have an interest in this application by virtue of being the actual applicant, being the owner of the actual property or having an interest in the corporation, partnership or association making such application? Yes ___ No x

If Yes, complete the appropriate section below.
If No, sign and date at end of form.

Please complete the following relevant section below:

For individual:

Interested Party:

Name _____ Address _____

City _____ State _____ Zip _____

Effective 5/15/2018

For corporation:

Interested Party:

Name _____ Address _____

City _____ State _____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is publicly traded.

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

For partnership or association:

Interested Party:

Name _____ Address _____

City _____ State _____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Does the owner hold greater than five percent (5%) interest of publicly traded shares?

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

ALL APPLICANTS PLEASE FILL OUT BELOW:

Print Name SINA MAHFAR Date 1-19-2023

Signature 

TITLE: AUTHORIZED SIGNER

Effective 05/15/2018

RECEIVED

JAN 30 2023

Town of Brookhaven
Town Clerk's Office

TOWN OF BROOKHAVEN
TRANSACTIONAL DISCLOSURE FORM
(Conflict of Interest Form)

A Transactional Disclosure form is required when someone submits certain applications to Brookhaven Town. The purpose of the disclosure is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

*Note: It is required that a copy of this form be sent to the Director of the Board of Ethics.

Name Sifar Associates, LP Address 185 Great Neck Rd., Ste. 250

City Great Neck, State NY Zip 11021

Telephone _____ Email _____ Fax _____

This form is for:

- An individual
- A partnership
- A corporation
- An association

Nature of Application:

- Property Assessment Grievance for non-residential parcel
- Amendment
- Approval of Plat
- License or Permit affecting real property
- Variance
- Change of Zone
- Exemption from Plat or Official Map
- Bidding on contract(s)

Affected parcel (address) SCTM: 0200-475.00-01.00-012.004

Does any officer or employee of the Town of Brookhaven, member of an executive committee of a political party, or his/her spouse, brother, sister, parent, child, grandchild or spouse of any of them, have an interest in this application by virtue of being the actual applicant, being the owner of the actual property or having an interest in the corporation, partnership or association making such application? Yes _____ No X

If Yes, complete the appropriate section below.
If No, sign and date at end of form.

Please complete the following relevant section below:

For individual:

Interested Party:

Name _____ Address _____

City _____ State _____ Zip _____

Effective 5/15/2018

For corporation:

Interested Party:

Name _____ Address _____

City _____ State _____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is publicly traded.

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

For partnership or association:

Interested Party:

Name _____ Address _____

City _____ State _____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Does the owner hold greater than five percent (5%) interest of publicly traded shares?

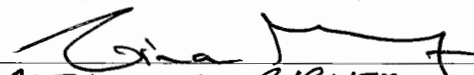
Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

ALL APPLICANTS PLEASE FILL OUT BELOW:

Print Name SINA MAHFAR Date 1-19-2023

Signature 
TITLE: AUTHORIZED SIGNER

Effective 05/15/2018

TOWN OF BROOKHAVEN TRANSACTIONAL DISCLOSURE FORM (Conflict of Interest Form)

A Transactional Disclosure form is required when someone submits certain applications to Brookhaven Town. The purpose of the disclosure is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

**Note:* It is required that a copy of this form be sent to the Director of the Board of Ethics.

Name 107 Northern Blvd Associates Address 185 Great Neck Rd., Ste. 250

City Great Neck State NY Zip 11021

Telephone _____ Email _____ Fax _____

This form is for:

- An individual
- A partnership
- A corporation
- An association

Nature of Application:

- Property Assessment Grievance for non-residential parcel
- Variance
- Amendment
- Change of Zone
- Approval of Plat
- Exemption from Plat or Official Map
- License or Permit affecting real property
- Bidding on contract(s)

Affected parcel (address) SCTM: 0200-475.00-02.00-001.002

Does any officer or employee of the Town of Brookhaven, member of an executive committee of a political party, or his/her spouse, brother, sister, parent, child, grandchild or spouse of any of them, have an interest in this application by virtue of being the actual applicant, being the owner of the actual property or having an interest in the corporation, partnership or association making such application? Yes _____ No

If Yes, complete the appropriate section below.
If No, sign and date at end of form.

Please complete the following relevant section below:

For individual:

Interested Party:

Name _____ Address _____

City _____ State _____ Zip _____

Effective 5/15/2018

For corporation:

Interested Party:

Name _____ Address _____

City _____ State _____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is publicly traded.

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

For partnership or association:

Interested Party:

Name _____ Address _____

City _____ State _____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Does the owner hold greater than five percent (5%) interest of publicly traded shares?

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

ALL APPLICANTS PLEASE FILL OUT BELOW:

Print Name SINA MAHFAK Date 1-19-2023

Signature 

TITLE: AUTHORIZED SIGNER

Effective 05/15/2018